



www.landuse.co.uk

Eastleigh Borough Local Plan 2011-2036

**Sustainability Appraisal Report to accompany Eastleigh Issues and Options
Document at Regulation 18 consultation stage**

Volume 2 of 2: Appendices
Prepared by LUC, in association with Eastleigh Borough Council
December 2015

Project Title: Eastleigh Borough Local Plan Sustainability Appraisal

Client: Eastleigh Borough Council

Version	Date	Version Details	Prepared by	Checked by	Approved
3.0	18/12/15	Final for consultation	Shontelle Williams Jon Pearson Taran Livingston Katharine Stuart (EBC) Tim Guymer (EBC)	Jon Pearson Taran Livingston Katharine Stuart (EBC) Tim Guymer (EBC)	Taran Livingston



www.landuse.co.uk

Eastleigh Borough Local Plan 2011-2036

Sustainability Appraisal Report to accompany Eastleigh Issues and Options Document at Regulation 18 consultation stage

Volume 2 of 2: Appendices

Prepared by LUC, in association with Eastleigh Borough Council
December 2015

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

LUC BRISTOL
12th Floor Colston Tower
Colston Street Bristol
BS1 4XE
T +44 (0)117 929 1997
bristol@landuse.co.uk

Offices also in:
London
Glasgow
Edinburgh



FS 566056 EMS 566057

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

Contents

Appendix 1	2
Scoping consultation responses	2
Appendix 2	10
Review of plans, policies and programmes	10
Appendix 3	34
Baseline information	34
Community	35
Economy	39
Environment	44
Appendix 4	52
Assumptions used in the SA of Strategic Location Options	52
Appendix 5	72
Strategic Location assessments	72

Appendix 1

Scoping consultation responses

Table A1.1: Draft SA Scoping Report Consultation Responses and Comments (consultation occurred between June and July 2015)

Note that the comments in the final column refer to actions that were taken to address consultation comments in the final version of the SA Scoping Report, published December 2015. The updated baseline information and review of plans, policies and programmes can be found in **Appendices 2 and 3** respectively of this full SA Report.

Consultee Comment	Response/comment and how it was addressed in the final SA Scoping Report (December 2015) (new text is <u>underlined</u> ; deleted text is shown as strikethrough)
Environment Agency	
Updated text to confirm the existence of Source Protection Zones within the borough	Noted. Paragraph 6.70 has been updated taking into account the point raised, see below: There are no SPZs in the borough, but several to There are a number of SPZ'S to the north of the borough. <u>The outer zone (subsurface activity only) of zone 2C extends into the northern part of Chandlers Ford</u> (see Fig. 6.17). <u>There are also a</u> are however a number of small private abstractions in the borough which do require a 50m source protection zone. These abstractions may be within private households and must be protected.
Request specific changes to paragraph 6.69 with regard to the Water Framework Directive.	Agreed. Paragraph 6.69 has been updated in accordance with the suggested changes: The Environment Agency has been monitoring the water quality/health of all receiving waters (watercourses receiving effluent discharges) for a number of years. When the monitoring regime change in 2007 it meant that previous results are <u>no longer</u> not directly comparable with the current regime. <u>The monitoring was changed to align more fully with the Water Framework Directive (WFD).</u> but it is the WFD standards <u>help that</u> drive future improvements to water quality. Under the WFD programme, water quality targets are set in the River Basin Management Plans (RBMP) ¹ , with the aim of reaching 'Good <u>Ecological Status</u> ' in all <u>natural water bodies</u> , or 'Good Ecological Potential' in all heavily modified water bodies. Good status is determined by the <u>biological Ecological</u> and <u>Chemical S</u> status of the water body.
Request specific changes to paragraph 6.70 with regard to the ecological potential of the River Itchen.	Agreed. The paragraph has been updated in accordance with the suggested changes: The <u>main</u> River Itchen is designated as a Heavily Modified Water Body due to <u>many historic</u> modifications made to allow for flood defence, urbanisation and water regulation (impoundment release). It is currently at 'Good Ecological Potential', <u>but is subject to change (for example, annual monitoring results been both at Poor and Moderate Ecological Potential since 2009).</u> <u>Water chemistry, flow and habitat are the three areas that affect this Natura 2000 (N2K) site (Special Area of Conservation).</u> Furthermore, the Itchen is subject to N2k targets (or objectives), which are more challenging than WFD ones. <u>Currently, the Itchen does not meet all of its Protected Area N2K objectives.</u> poor overall potential, and is not predicted to improve by 2015 as it would not be technically feasible to do so. The overall ecological status is poor primarily as a result of the chemical phytobenthos. <u>This is most</u> <u>Water issues are</u> likely to arise from the historical phosphate loading into the river <u>via sewerage treatment works (such as from Chickenhall)</u> sewage treatment works at Eastleigh). Phosphate stripping has now been installed, and in time the chemical levels in the water should improve at the one site this classification is based on.
Information given which is suggested to be used to alter the text to ensure up to date information is	Noted. The paragraph (previously paragraph 6.71) has been updated in accordance with the advice given:

¹ <https://www.gov.uk/government/publications/south-east-river-basin-management-plan>

Consultee Comment	Response/comment and how it was addressed in the final SA Scoping Report (December 2015) (new text is <u>underlined</u> ; deleted text is shown as strikethrough)
given with regard to the status of the section of the River Hamble, north of Botley Mill.	The section of the River Hamble north of Botley Mill, <u>the Main River Hamble</u> is currently classified as 'moderate' status poor , based on <u>phosphate and fish, and quantity and dynamics of flow</u> . It is predicted that the fish element classification will improve by 2021 and the overall status will be to improve to moderate by 2015, and 'good' by 2027. <u>The reasons for not achieving good status for phosphates include rural diffuse pollution and discharge from sewerage treatment works. Farm compliance inspections and pollution prevention visits are currently being undertaken. Fish status is not achieving good because of barriers to migration and poor physical habitat. Fish passes will continue to be installed where possible and appropriate, and areas where habitat enhancement can take place have been identified. There is a new overspill pipe at Botley Mill, which provides a more consistent upstream water level and reduces the mill owner's workload in constantly adjusting the sluices. However, hatches still need to be operated to prevent flooding following any significant rainfall event. An automated hatch is still seen as the way forward to maintain sufficient water for the fish pass to operate correctly. This water body is at risk from combined source nutrients. It is also probably at risk from diffuse source pollution and water abstraction and flow regulation. However, the assessment of invertebrates passes as good, so it appears that the risk of pollution is not impacting on ecology. The impounding of flows by Botley mill is currently being investigated and if fish are shown to be the reason for this water body failing to meet the required standards as a result of this consideration will need to be given to a flow management regime.</u>
Updated text relating to the status of the Monks Brook.	Agreed. The paragraph (previously paragraph 6.72) has been updated in accordance with the suggested changes: The Monks <u>Brook is a heavily modified water body designated for flood protection. It is currently at 'moderate' status and is not expected to improve by (as at 2015) and is not predicted to get to 'good' by the end of the Second Cycle (2021).</u> <u>This is primarily due to the fact that it's currently as this is not considered to be technically infeasibility and affordability.</u> It is a heavily modified waterbody designated for flood protection.
General comments relating to the use of the use of the PUSH Integrated Water Management Strategy (IWMS). The EA recognise that this contains relevant information to inform the Plan, however the EA note that it was finalised in 2008, 7 years ago, and was produced to accompany the South East Plan which ran to 2026 whereas the emerging local Plan will run to 2036. This point is particularly noted for paragraph 6.73 relating to wastewater capacity in light of PUSH spatial strategy.	Noted. The paragraph (previously paragraph 6.73) has been updated in light of the comments received: Southern Water provides wastewater services in the borough, operating two waste water treatment works within the borough's boundary (Chickenhall, Eastleigh and Bursledon) along with three others which serve the borough but are located outside of the borough boundary. In relation to wastewater, the PUSH South Hampshire Integrated Water Management Strategy ² suggests that there is tension between proposed growth in south Hampshire and the potential impact of existing and future wastewater discharges on the internationally designated river and coastal waters in the area. On this basis, there may be little or no "environmental capacity" left in the receiving waters for the consented loads of pollutants to be increased. <u>Wastewater capacity will be considered further at a sub-regional level as part of the updated to the PUSH Spatial strategy which will consider waste water treatment through to 2036.</u> Other minor amendments have been made throughout the document for consistency to reference the update of the Integrated Water Management Strategy to cover the period up to 2036 as part of the new PUSH Spatial Strategy.
Regarding the Key Environmental Issues table, the second from last bullet point refers to water quality status by 2015. The EA feel this should be altered to look further ahead and align more with the plan period.	Noted. This text has been updated in light of these comments as set out below: Significant improvements to Water quality in the borough are therefore required to meet the target of all watercourses to reach 'good' biological and chemical water quality status by 2015 , as required by the Water Framework Directive. New development should not cause deterioration in water quality and schemes should be undertaken to enhance water quality

² Atkins on behalf of the Partnership for Urban South Hampshire (2009) South Hampshire Integrated Water Management Strategy

Consultee Comment	Response/comment and how it was addressed in the final SA Scoping Report (December 2015) (new text is <u>underlined</u> ; deleted text is shown as strikethrough)
	wherever possible.
Historic England	
<p>Request the addition of the following in paragraph 2.22:</p> <p><i>"conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations"</i></p>	<p>Agreed. This addition has been made to paragraph 2.22.</p>
<p>Request the addition of the following in paragraph 2.25:</p> <p><i>"In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance"</i> after the first indent.</p> <p>It could also be noted that the NPPF has other requirements for local plans in respect of the historic environment. In addition to the requirement for a positive strategy for the conservation and enjoyment of the historic environment, local plans should:</p> <ul style="list-style-type: none"> • include strategic policies to deliver the conservation and enhancement of the historic environment [156]; • contain a clear strategy for enhancing the natural, built and historic environment [157]; • identify land where development would be inappropriate, e.g. for its environmental or historic significance [157]; • be based on adequate, up-to-date and relevant evidence about the historic environment [158 and 169]. 	<p>Agreed in part. Paragraph 2.25 has been updated as set out below taking into account the points raised:</p> <p>Paragraphs under chapter 12, <i>Conserving and enhancing the historic environment</i> <u>and Plan-making pages 37-42</u>. Local Plans should:</p> <ul style="list-style-type: none"> • <i>Recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance;</i> • <i>Set a clear, positive strategy for the conservation, enhancement and enjoyment of the historic environment, based on up to date evidence;</i> • <i>Identify land where development would be inappropriate e.g. for its historic significance;</i> • <i>Take into account opportunities for positive contribution to historic assets, their settings and wider local character and distinctiveness;</i> • <i>When considering the impact of potential development on a designated heritage asset, great weight should be given to the assets conservation. The more important the asset, the greater weight the conservation should be.</i>
<p>We welcome the reference to the Historic Environment Record but the National Heritage List has only ten scheduled monuments, albeit some of which include more than one feature.</p>	<p>Noted and an addition to paragraph 6.35 has been made and shown below:</p> <p><u>The National Heritage List for England has 183 214 Grade II listing entries</u> ed buildings in for Eastleigh Borough, some of which are for multiple structures. Nine of these are Grade II* listed, and 205 are Grade II listed.—There are no</p>

Consultee Comment	Response/comment and how it was addressed in the final SA Scoping Report (December 2015) (new text is <u>underlined</u> ; deleted text is shown as strikethrough)
	<i>Grade I listed buildings in the Borough.</i>
The designated wreck of the <i>Grace Dieu</i> lies partly within the Borough	Noted and a new paragraph (6.40) has been added as shown below (new text is underlined): <u><i>The designated wreck of the Grace Dieu lies partly within the Borough.</i></u>
Has the Council undertaken a survey of the grade II buildings in the Borough to determine whether any are at risk?	In work undertaken and information available to Officers, one Grade II listed building has been identified as 'at risk'. The text in paragraph 6.41 has been updated to reflect this: <i>Since 2008, Historic England (previously named English Heritage) has released an annual Heritage at Risk Register. This highlights the Grade I and Grade II* listed buildings, and scheduled monuments, wreck sites and registered parks and gardens in England deemed to be 'at risk'. No <u>Grade I or II* listings in Eastleigh borough have been identified as 'at risk' on the 2014³. data for Eastleigh is included on the 2014 register for Eastleigh Borough. Grade II buildings are not included in the Historic England Heritage at Risk Register, however the Council has identified one Grade II listed building, the Peach House in Bishopstoke which is considered to be at risk.</u></i>
We welcome the recognition of the importance of non-designated historic features. Is there a comprehensive list of locally important heritage assets in the Borough?	Yes, the Council keeps a 'Local List' of buildings which are considered to be locally important heritage assets. Text has been updated in paragraph 6.42 to recognise this: <i>Historic features which do not meet the criteria for national listing or other national designation <u>Non-designated historic features</u> can comprise a significant aspect of heritage experienced on a daily basis by many people, and many buildings and other neighbourhood features are of general historic interest and important to local communities. Much of Eastleigh's historic environment resource is not subject to statutory designations. <u>Buildings within the borough which do not meet the criteria for national listing but are considered locally important can be considered by the Council for the 'Local List'.</u> <u>Buildings on the Local List are encouraged to be retained because loss of the building and its setting would be detrimental to the appearance, character and townscape quality of the Borough. The 38 buildings on the Local List.</u> , but includes parks and gardens and transport-related historic environment features. Likewise, not all nationally important archaeological remains are scheduled.</i>
Request recognition that new development 'can also create opportunities for new uses in old buildings and the enhancement of heritage assets'.	Noted and new text is added to recognise this in paragraph 6.83 (box): <i>Elements of this borough's historic environment, including archaeological remains and historic landscapes, may be at risk from neglect, and from development pressures. <u>Development can create opportunities for new uses in old buildings and the enhancement of heritage assets.</u> A degree of commercial exploitation of these resources, e.g. by encouraging visitor and tourism activity, has the potential to benefit the local economy, and to generate the funds needed to maintain these resources. This would also have benefits in terms of helping to maintain local character and distinctiveness.</i>
Request to see a reference to the settings of the heritage assets in Objective 13 and suggest that the second question be "Conserve and enhance the significance of heritage assets and their settings".	Agreed and text is updated to reflect this in relation to SA Objective 13 as shown below: <ul style="list-style-type: none"> Conserve and enhance <u>the significance of heritage assets and their settings?</u>
Advice is given regarding out indicators or measures	Noted. These will be considered in the future progression of the SA work undertaken for the emerging Eastleigh Borough

³ Source: Heritage at Risk Register 2014, <http://risk.english-heritage.org.uk/>, [last accessed 2014]

Consultee Comment	Response/comment and how it was addressed in the final SA Scoping Report (December 2015) (new text is <u>underlined</u> ; deleted text is shown as strikethrough)
by which the Plan's policies and proposals can be assessed against the Sustainability Objectives and sub-objectives/questions.	Local Plan 2011-2036.
Natural England	
This paragraph (paragraph 5.30) explains that the potential to extend the existing runway is limited due to the constraints of the airport site which is bounded by the main railway line to London Waterloo to the north and west, a SSSI to the east and the M27 to the south. It would be good to also refer to the fact that the River Itchen is also a Special Area of Conservation (SAC) in this paragraph.	Agree and text (in paragraph 5.30) is updated to reflect this comment as shown below: <i>Potential to extend the existing runway is limited due to the constraints of the airport site which is bounded by the main railway line to London Waterloo to the North and West, <u>The River Itchen, a Special Area of Conservation and a site of Special Scientific Interest,</u> to the East and the M27 to the South. These constraints also restrict the amount of space for terminal expansion and additional aircraft stands, thus restricting the ability to realise the 2030 passenger numbers set out in the Southampton Airport Master Plan.</i>
NE suggest that the Sustainability Appraisal (SA) should recognise that some of the plan area is within the setting of the South Downs National Park. The SA should consider the protection given to protected landscapes and should refer to and/or reflect National Park management plan objectives as we would want to see the character of protected landscapes conserved and enhanced (both direct and indirect pressures can impact on character). We provide this advice as we would want to ensure that proposed developments close to the boundaries of protected landscapes (within their settings) take proper account of their impacts on the National Park.	Noted. A new paragraph has been added as shown below (paragraph 6.46): <i><u>The South Downs National Park adjoins Eastleigh Borough for a short stretch to the north east near Fair Oak and as such can be considered to be within the setting of the South Downs National Park. A Partnership Management Plan was prepared which sets out the objectives for managing the National Park between 2014 and 2019⁴. These objectives generally seek to conserve and enhance the special qualities of the South Downs National Park, for example, the character of the protected landscapes. A number of development pressures have been identified which include impacts from traffic on air quality and tranquillity, and impacts on the landscape from urbanisation. The South Downs National Park Authority is preparing a Local Plan for the National Park and this is currently in draft form. Parts of Eastleigh borough are within the setting of the South Downs National Park.</u></i>
NE suggest expanding objective 10 to set out criteria to firstly avoid, then mitigate and as a last resort compensate for adverse effects on biodiversity. The SA objectives should also recognise protection for biodiversity/geodiversity sites or landscape areas, distinguishing between international, national and local sites. Following on from this policy will need to set out that any proposal that adversely affects a European site, or causes significant harm to a SSSI will not normally be granted permission. In terms of European designations this will involve the	Agreed. The SA objective 10 is updated as follows : <i>10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range. <u>Avoid, mitigate or, at last resort, compensate for adverse effects on biodiversity.</u></i> The 'will the policy approach under consideration...' box is updated as follows : <i><u>Have an impact on biodiversity and geodiversity (including protected species, habitats, sites and landscapes at international, national and/or local levels of nature conservation designation)?</u></i> <i><u>Provide new creation, restoration and/or enhancement opportunities for habitats and species?</u></i>

⁴ South Downs National Park Partnership Management Plan 2014-2019 <https://www.southdowns.gov.uk/wp-content/uploads/2015/01/SDNP-Partnership-Management-Plan-2014-19.pdf>

Consultee Comment	Response/comment and how it was addressed in the final SA Scoping Report (December 2015) (new text is <u>underlined</u> ; deleted text is shown as strikethrough)
<p>precautionary principle as outlined in the Habitats Regulations.</p> <p>It would be desirable to see the SA setting out an objective for planning positively for the creation, protection, enhancement and management of networks of biodiversity.</p> <p>It is also not apparent that the objectives consider biodiversity at a landscape scale across local authority boundaries – a strategic approach for networks of biodiversity should support a similar approach for GI.</p>	<p><u>Prejudice future biodiversity restoration?</u></p> <p><u>Support creation, protection, enhancement and/or management of networks of biodiversity</u></p> <p>The SA objective 11 'will the policy under consideration..' is updated with the following addition:</p> <p><u>Support local and/or strategic Green Infrastructure networks?</u></p>
<p>The SA objectives should protect and enhance public rights of way (PROW) and access. The assessment should consider the value of local PROW to health and wellbeing, access to nature and the countryside.</p>	<p>Noted. The following text has been added to the 'will the policy under consideration...' box for SA Objectives 2 and 11 (new text is shown underlined):</p> <ul style="list-style-type: none"> <u>Protect and enhance public rights of way?</u>
<p>NE suggest for the report to recognise that parts of the Eastleigh Borough Council area falls within the 5.6km zone of influence for the Solent and Southampton Water Special Protection Areas (SPA), which is covered by the Solent Recreation Mitigation Partnership (SRMP) strategic solution.</p>	<p>Agreed. A new paragraph has been added to reflect this (paragraph 6.10):</p> <p><u>In relation to development proposals across south Hampshire, particular concern was raised about the impact of migrating and over-wintering birds on the Solent shores from increases in recreational pressure on the coast. Increased recreational activity is likely to lead to increased disturbance of waders and wildfowl which reduce their opportunities to feed and mean they may have insufficient energy for the winter months, thus there could be a reduction in the bird population. The Solent Disturbance and Mitigation Project was established to conduct research into these concerns and provide advice on avoidance and mitigation. In response to this, local authorities and partner organisations in south Hampshire and the Solent area have established the Solent Recreation Mitigation Partnership, of which the Council is part of, which will coordinate implementation and monitoring of the interim strategy and, in due course, the definitive mitigation strategy. In principle, the interim strategy requires a contribution for every net additional dwelling toward the interim package of mitigation measures which include, for example, rangers, a project officer and monitoring scheme⁵.</u></p>
<p>Ancient woodland should be recognised as a resource in the area, and objectives established to protect ancient woodland and aged or veteran trees. (NPPF paragraph 118).</p>	<p>Agreed. A new paragraph (paragraph 6.17) and a new map (figure 6.4) have been added to reflect this. New is text shown below:</p> <p><u>There are pockets of ancient woodland throughout the borough and close to the borough boundary in neighbouring local authority areas. Ancient woodland is an irreplaceable resource and face a number of challenges including fragmentation and suitable management.</u></p>
Hampshire County Council	
<p>HCC suggests that paragraph 2.46 is reworded to indicate that the Flood and Water Management Act</p>	<p>Noted. Paragraph 2.46, page is updated as follows:</p>

⁵ <https://www.portsmouth.gov.uk/ext/documents-external/env-srmp-interim-mitigation-strategy.pdf>

Consultee Comment	Response/comment and how it was addressed in the final SA Scoping Report (December 2015) (new text is <u>underlined</u> ; deleted text is shown as strikethrough)
<p>2010 also requires the LLFA to undertake a Local Flood Risk Management Strategy (LFRMS). The strategy is available on the County Council's website http://www3.hants.gov.uk/flooding/hampshireflooding/floodriskstrategy.htm. The LFRMS should be referred to as part of the evidence base. Also that nowhere in Hampshire had 'significant flood risk areas' identified within the Preliminary Flood Risk Assessment (PFRA) process, accordingly, there was no requirement to complete a Flood Risk Management Plan or hazard mapping.</p>	<p><i>The EU Floods Directive aims to provide a consistent approach to flood risk management across Europe. The approach is based on a 6 year cycle of planning which includes the publication of a Preliminary Flood Risk Assessments (PFRA). <u>Nowhere in Hampshire has 'significant flood risk areas' identified within the Preliminary Flood Risk Assessment (PFRA) process, accordingly, there was no requirement to complete a Flood Risk Management Plan or hazard mapping.</u> hazard and risk maps and flood risk management plans. The Flood and Water Management Act builds on the <u>Floods Directive</u> by clarifying who is responsible for managing different sources of flood risk <u>and encouraging more sustainable forms of drainage.</u> <u>County and Unitary authorities are designated Lead Local Flood Authorities required to put in place an asset register, investigate significant flood events, consenting powers on ordinary water courses</u> and encourages more sustainable forms of drainage in new developments by introducing new <u>and duties relating to the approval of Sustainable Urban Drainage Systems (SuDS).</u> <u>The LLFA also prepares a Local Flood Risk Management Strategy.</u></i></p>
<p>It should also be acknowledged that the PUSH Strategic Flood Risk Assessment (SFRA) was completed some time ago in 2009 and that the other evidence documents such as the Surface Water Management Plan and the Groundwater Management Plan were completed before the flooding in 2013/2014 and so they would need to factor in any recent flooding when considering the appraisal – it is not clear how this will be undertaken.</p>	<p>Noted. Paragraph 2.47 is updated as follows:</p> <p><i>The Environment Agency prepares Catchment Flood Management Plans and a Strategic Flood Risk Assessment has been carried out for the PUSH area <u>which is being updated</u>⁶. Other sources of flooding are covered in the Surface Water Management Plan and Groundwater Management Plan. The North Solent Shoreline Management Plan (SMP), which covers the coastline of Eastleigh, seeks to balance the management of coastal flooding and erosion risks with natural processes, and the consequences of climate change. <u>More recent flooding which has occurred after these documents were published will also be considered as part of the SA by using up to date data sets and through an update to the Strategic Flood Risk Assessment currently being undertaken.</u></i></p>
<p>Paragraph 6.81 refers to the NPPF and the Sequential Test and reproduces the four flood risk zone classifications. Whilst these refer to the annual probability of river or sea flooding in any year, when applying the sequential approach advocated in the NPPF to potential sites all sources of flooding must be considered. Consequently, any site specific Flood Risk Assessment has to include all sources of existing flood risk and the management of that risk.</p>	<p>Noted. New paragraph 6.82 is added:</p> <p><i>6.82 <u>Site specific Flood Risk Assessments will need to consider and assess other sources of existing flood risk (ordinary water courses, surface and ground water) and the management of any risk.</u></i></p>

⁶ Atkins (2009): PUSH Strategic Flood Risk Assessment: <http://push.atkinsgeospatial.com/Default.aspx>

Appendix 2

Review of plans, policies and programmes

Table A2.1: Review of plans, policies and programmes relevant to the preparation of the Eastleigh Local Plan and the SA

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
INTERNATIONAL				
EU Directives				
<i>SEA Directive 2001</i> Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment	Provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.	The Directive must be applied to plans or programmes whose formal preparation begins after 21 July 2004 and to those already in preparation by that date.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive at the national level.	Requirements of the Directive must be met in Sustainability Appraisals.
<i>The Industrial Emissions Directive 2010</i> Directive 2010/75/EU on industrial emissions (integrated pollution prevention and control)	This Directive lays down rules on integrated prevention and control of pollution arising from industrial activities. It also lays down rules designed to prevent or, where that is not practicable, to reduce emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of protection of the environment taken as a whole.	The Directive sets emission limit values for substances that are harmful to air or water.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objective for reducing pollution.
<i>Energy Performance of Buildings Directive 2010 on the energy performance of buildings 2010/31/EU</i>	The Directive aims to promote the energy performance of buildings and building units. It requests that member states adopt either national or regional methodology for calculating energy performance and minimum requirements for energy performance.	No targets or indicators.	Policies and site allocations should take account of the Directive as well as more detailed policies derived from the Directive	Include SA objective relating to the energy performance/efficiency of existing and proposed buildings.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
			contained in the NPPF.	
<p><i>The Birds Directive 2009</i></p> <p>Directive 2009/147/EC is a codified version of Directive 79/409/EEC as amended</p>	<p>The preservation, maintenance, and re-establishment of biotopes and habitats shall include the following measures:</p> <p>Creation of protected areas.</p> <p>Upkeep and management in accordance with the ecological needs of habitats inside and outside the protected zones.</p> <p>Re-establishment of destroyed biotopes.</p> <p>Creation of biotopes.</p>	No targets or indicators.	<p>Allocated sites and develop policies should make sure that the upkeep of recognised habitats is maintained and not damaged from development.</p> <p>Avoid pollution or deterioration of habitats or any other disturbances effecting birds.</p>	Include sustainability objectives for the protection of birds.
<p><i>The Waste Framework Directive 2008</i></p> <p>Directive 2008/98/EC on waste</p>	<p>Prevention or reduction of waste production and its harmfulness. The recovery of waste by means of recycling, re-use or reclamation. Recovery or disposal of waste without endangering human health and without using processes that could harm the environment.</p>	Development of clean technology to process waste and promote recycling.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives that minimise waste production as well as promote recycling.
<p><i>The Air Quality Directive 2008</i></p> <p>Directive 2008/50/EC on ambient air quality and cleaner air for Europe</p>	Avoid, prevent and reduce harmful effects of ambient noise pollution on human health and the environment.	No targets or indicators.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to maintain and enhance air quality.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
<p><i>The Floods Directive 2007</i></p> <p>Directive 2007/60/EC on the assessment and management of flood risks</p>	Establish a framework for the assessment and management of flood risks, aiming at the reduction of the adverse consequences for human health, the environment, cultural heritage and economic activity associated with floods.	Preliminary Flood Risk Assessments to be completed by December 2011. Flood Hazard Maps and Flood Risk Maps to be completed by December 2013. Flood Risk Management Plans to be completed by December 2015.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives that relate to flood management and reduction of risk.
<p><i>The Water Framework Directive 2000</i></p> <p>Directive 2000/60/EC establishing a framework for community action in the field of water policy</p>	Protection of inland surface waters, transitional waters, coastal waters and groundwaters.	No targets or indicators.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to protect and minimise the impact on water quality.
<p><i>The Landfill Directive 1999</i></p> <p>Directive 99/31/EC on the landfill of waste</p>	Prevent or reduce negative effects on the environment from the landfilling of waste by introducing stringent technical requirements for waste and landfills.	Reduce the amount of biodegradable waste sent to landfill to 75% of the 1995 level by 2010. Reduce this to 50% in 2013 and 35% by 2020.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to increase recycling and reduce the amount of waste.
<p><i>The Drinking Water Directive 1998</i></p> <p>Directive 98/83/EC on the quality of water intended for human</p>	Protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring that it is wholesome and clean.	Member States must set values for water intended for human consumption.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the	Include sustainability objectives to protect and enhance water quality.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
consumption			Directive contained in the NPPF.	
<i>The Packaging and Packaging Waste Directive 1994</i> Directive 94/62/EC on packaging and packaging waste	Harmonise the packaging waste system of Member States. Reduce the environmental impact of packaging waste.	By June 2001 at least 50% by weight of packaging waste should have been recovered, at least 25% by weight of the totality of packaging materials contained in packaging waste to be recycled with a minimum of 15% by weight for each packaging material.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to minimise the environmental impact of waste and promote recycling.
<i>The Habitats Directive 1992</i> Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora	Promote the maintenance of biodiversity taking account of economic, social, cultural and regional requirements. Conservation of natural habitats and maintain landscape features of importance to wildlife and fauna.	No targets or indicators.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF. The Plan must be subject to Habitats Regulations Assessment in line with the Directive.	Include sustainability objectives to protect and maintain the natural environment and important landscape features.
<i>The Nitrates Directive 1991</i> Directive 91/676/EEC on nitrates from agricultural sources.	Reduce water pollution caused or induced by nitrates from agricultural sources and prevent further such pollution.	Identification of vulnerable areas.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in	Include sustainability objectives to reduce water pollution.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
			the NPPF.	
<i>The Urban Waste Water Directive 1991</i> Directive 91/271/EEC concerning urban waste water treatment	Protect the environment from the adverse effects of urban waste water collection, treatment and discharge, and discharge from certain industrial sectors.	No targets or indicators.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to reduce water pollution.
European				
European Spatial Development Perspective (1999)	Economic and social cohesion across the community. Conservation of natural resources and cultural heritage. Balanced competitiveness between different tiers of government.	No targets or indicators.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to conserve natural resources and cultural heritage.
EU Seventh Environmental Action Plan (2002-2012)	The EU's objectives in implementing the programme are: (a) to protect, conserve and enhance the Union's natural capital; (b) to turn the Union into a resource-efficient, green and competitive low-carbon economy; (c) to safeguard the Union's citizens from environment-related pressures and risks to health and wellbeing; (d) to maximise the benefits of the Union's	No targets or indicators.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to protect and enhance the natural environment and promote energy efficiency.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<p>environment legislation;</p> <p>(e) to improve the evidence base for environment policy;</p> <p>(f) to secure investment for environment and climate policy and get the prices right;</p> <p>(g) to improve environmental integration and policy coherence;</p> <p>(h) to enhance the sustainability of the Union's cities;</p> <p>(i) to increase the Union's effectiveness in confronting regional and global environmental challenges.</p>			
European Landscape Convention (Florence, 2002)	The convention promotes landscape protection, management and planning.	No indicators or targets.	Ensure that site allocations and policies take account of the Convention.	Include sustainability objectives to protect the archaeological heritage.
<p>European Convention on the Protection of the Archaeological Heritage (Valletta, 1992)</p> <p><i>Revision of the 1985 Granada Convention</i></p>	<p>Protection of the archaeological heritage, including any physical evidence of the human past that can be investigated archaeologically both on land and underwater.</p> <p>Creation of archaeological reserves and conservation of excavated sites.</p>	No indicators or targets.	Ensure that site allocations and policies take account of the Convention.	Include sustainability objectives to protect the archaeological heritage.
International				
Johannesburg Declaration on Sustainable	Commitment to building a humane, equitable and caring global society aware of the need for	<p>Greater resource efficiency.</p> <p>New technology for renewable</p>	Ensure that site allocations and policies take account of the	Include sustainability objectives to enhance the natural environment and

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
Development (2002)	human dignity for all. Renewable energy and energy efficiency. Accelerate shift towards sustainable consumption and production.	energy. Increase energy efficiency.	Declaration.	promote renewable energy and energy efficiency.
Aarhus Convention (1998)	Established a number of rights of the public with regard to the environment. Local authorities should provide for: The right of everyone to receive environmental information The right to participate from an early stage in environmental decision making The right to challenge in a court of law public decisions that have been made without respecting the two rights above or environmental law in general.	No targets or indicators.	Ensure that site allocations and policies take account of the Convention.	Ensure that public are involved and consulted at all relevant stages of SA production.
NATIONAL				
National Planning Policy Framework	Presumption in favour of sustainable development. Delivering sustainable development by:	No targets or indicators.	Development plan has a statutory status as the starting point for decision making.	Sustainability appraisal should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.
	Building a strong, competitive economy.	No targets or indicators.	Set out clear economic visions for that particular area.	Include a sustainability objective relating to strengthening the economy.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	Ensuring vitality of town centres.	No targets or indicators.	Recognise town centres as the heart of their communities.	Include a sustainability objective relating to the vitality of town centres.
	Promoting sustainable transport	No targets or indicators.	To implement sustainable transport modes depending on nature/location of the site, to reduce the need for major transport infrastructure.	Include a sustainability objective relating to sustainable transport.
	Supporting high quality communications infrastructure.	No targets or indicators.	Enhance the provision of local community facilities and services by supporting the expansion of electronic communications networks.	Include a sustainability objective relating to improving communication.
	Delivering a wide choice of high quality homes.	No targets or indicators.	Identify size, type, tenure and range of housing that is required in particular locations.	Include a sustainability objective relating to housing availability and quality.
	Requiring good design.	No targets or indicators.	Establish a strong sense of place to live, work and visit.	Include a sustainability objective relating to good design.
	Promoting healthy communities.	No targets or indicators.	Promote safe and accessible environments with a high quality of life and	Include a sustainability objective relating to health and wellbeing.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
			community cohesion.	
	Protecting Green Belt Land.	No targets or indicators.	To prevent the coalescence of neighbouring towns.	Include a sustainability objective relating to the coalescence of towns.
	Meeting the challenge of climate change, flooding, and coastal change.	No targets or indicators.	Use opportunities offered by new development to reduce causes/impacts of flooding.	Include a sustainability objective relating to climate change mitigation and adaption.
	Conserving and enhancing the natural environment.	No targets or indicators.	Recognise the wider benefits of biodiversity.	Include a sustainability objective relating to the conservation and enhancement of the natural environment.
	Conserving and enhancing the historic environment	No targets or indicators.	Sustain and enhance heritage assets and put them to viable uses consistent with their conservation.	Include a sustainability objective relating to the conservation of historic features.
	Facilitating the use of sustainable materials.	No targets or indicators.	Encourage prior extraction of minerals where practicable and environmentally feasible.	Include a sustainability objective relating to sustainable mineral extraction.
National Planning Policy for Waste	Sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management. Replaces Planning Policy Statement 10.	Delivery of sustainable development and resource efficiency, including provision of modern infrastructure,	The Local Plan should be in conformity with national waste planning policy.	Include a sustainability objective relating to waste generation and management.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
		<p>local employment opportunities and wider climate change benefits, by driving waste management up the waste hierarchy.</p> <p>Ensuring that waste management is considered alongside other spatial planning concerns, such as housing and transport, recognising the positive contribution that waste management can make to the development of sustainable communities.</p> <p>Providing a framework in which communities and businesses are engaged with and take more responsibility for their own waste, including by enabling waste to be disposed of or, in the case of mixed municipal waste from households, recovered, in line with the proximity principle.</p> <p>Helping to secure the re-use, recovery or disposal of waste without endangering human health and without harming the environment.</p> <p>Ensuring the design and</p>		

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
		layout of new residential and commercial development and other infrastructure (such as safe and reliable transport links) complements sustainable waste management, including the provision of appropriate storage and segregation facilities to facilitate high quality collections of waste.		
White Papers				
Natural Environment White Paper, 2011 <i>The Natural Choice: securing the value of nature</i>	Protecting and improving our natural environment; Growing a green economy; and Reconnecting people and nature.	No targets or indicators.	Ensure that site allocations and policies will protect the intrinsic value of nature and recognise the multiple benefits it could have for communities.	Include a sustainability objective relating to the enhancement of the natural environment.
Electricity Market Reform White Paper 2011, <i>Planning our Electric Future: A White Paper for Secure, Affordable and Low-Carbon Electricity</i>	This White Paper sets out the Government's commitment to transform the UK's electricity system to ensure that our future electricity supply is secure, low-carbon and affordable.	15 per cent renewable energy target by 2020 and 80 per cent carbon reduction target by 2050.	Ensure that site allocations and policies will support renewable energy generation and encourage greater energy efficiency.	Include sustainability objectives to reduce carbon emissions and increase proportion of energy generated from renewable sources.
Water White Paper, 2011 <i>Water for Life</i>	Objectives of the White Paper are to: <ul style="list-style-type: none"> Paint a clear vision of the future and create the conditions which enable the 	No targets or indicators.	Ensure that site allocations and policies will support the wise use of water, and	Include sustainability objectives that relate to water quality and quantity.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<p>water sector and water users to prepare for it;</p> <ul style="list-style-type: none"> • Deliver benefits across society through an ambitious agenda for improving water quality, working with local communities to make early improvements in the health of our rivers by reducing pollution and tackling unsustainable abstraction; • Keep short and longer term affordability for customers at the centre of decision making in the water sector; • Protect the interests of taxpayers in the policy decisions that we take; • Ensure a stable framework for the water sector which remains attractive to investors; • Stimulate cultural change in the water sector by removing barriers to competition, fostering innovation and efficiency, and encouraging new entrants to the market to help improve the range and quality of services offered to customers and cut business costs; • Work with water companies, regulators and other 		improvement of water quality.	

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<p>stakeholders to build understanding of the impact personal choices have on the water environment, water resources and costs; and</p> <ul style="list-style-type: none"> Set out roles and responsibilities – including where Government will take a stronger role in strategic direction setting and assessing resilience to future challenges, as well as clear expectations on the regulators. 			
The Future of Transport White Paper 2004: A network for 2030	<p>Ensure we can benefit from mobility and access while minimising the impact on other people and the environment, now and in the future.</p> <p>Get the best out of our transport system without damaging our overall quality of life.</p> <p>Develop strategies that recognise that demand for travel will increase in the future.</p> <p>Work towards a transport network that can meet the challenges of a growing economy and the increasing demand for travel but can also achieve the government's environmental objectives.</p>	<p>20% reduction in carbon dioxide emissions by 2010 and 60% reduction by 2050. Transport is currently responsible for about a quarter of total emissions.</p>	<p>Allocate sites that facilitate public transport use rather than increasing reliance on the car, and ensure that policies promote the use of non-car based modes of transport.</p>	<p>Include sustainability objectives to reduce the need to travel and improve choice and use of sustainable transport modes.</p>
Urban White Paper 2000, <i>Our Towns and Cities: The Future – delivering an urban</i>	<p>New Sustainable homes that are attractive, safe and practical. Retaining people in urban areas and making them more desirable places to live. Improving quality of life, opportunity</p>	<p>3.8 million more homes needed by 2021. Local strategies needed to meet the needs of local people</p>	<p>Allocate sites that will effectively deliver better towns and cities taking into account the</p>	<p>Include sustainability objectives to ensure that the majority of new development will be built</p>

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
<i>renaissance</i>	and economic success through tailored solutions in towns and cities.	developed through partnerships. 60% of new homes on brownfield sites or through conversions of existing buildings.	key aims of the White Paper.	on brownfield sites and aim to improve the quality of life of residents.
Rural White Paper 2000, <i>Our Countryside: The Future – a fair deal for rural England</i>	<p>Facilitate the development of dynamic, competitive and sustainable economies in the countryside.</p> <p>Maintain and stimulate communities and secure access to services for those who live and work in the countryside.</p> <p>Conserve and enhance rural landscapes.</p> <p>Increase opportunities for people to get enjoyment from the countryside.</p>	No targets or indicators.	Allocate sites that will increase employment and services in the rural parts of the District whilst conserving the landscape.	Include sustainability objectives that aim to improve the economies of rural areas with minimal impact to the environment.
Policies and Strategies				
DCLG (2015) Planning Policy for Traveller Sites	<p>Government's aims in respect of traveller sites are:</p> <ul style="list-style-type: none"> • That local planning authorities should make their own assessment of need for the purposes of planning. • To ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites. • To encourage local planning authorities to plan for sites over a reasonable timescale. 	No targets or indicators.	Ensure that the relevant considerations are taken into account when allocating sites.	Include relevant sustainability objectives relating to social inclusion and environmental protection.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<ul style="list-style-type: none"> • That plan-making and decision-taking should protect Green Belt from inappropriate development. • To promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites. • That plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies. • To increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply. • To reduce tensions between settled and traveller communities in plan-making and planning decisions. • To enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure. • For local planning authorities to have due regard to the protection of local amenity and local environment. 			
DCLG (2011) <i>Laying the Foundations: A Housing Strategy for</i>	Aims to provide support to deliver new homes and improve social mobility.	No targets or indicators	Make appropriate site allocations for the provision of an appropriate supply of	Include sustainability objective that assesses whether housing need is

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
<i>England</i>			new homes.	being met.
DEFRA (2011) <i>Securing the Future: Delivering UK Sustainable Development Strategy</i>	Enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life for future generations. There are 4 shared priorities: sustainable consumption and production; climate change and energy; natural resource protection and environmental enhancement; and sustainable communities.	Sets out indicators to give an overview of sustainable development and priority areas in the UK. They include 20 of the UK Framework indicators and a further 48 indicators related to the priority areas.	Ensure that site allocations and policies meet the aims of the Sustainable Development Strategy.	Include sustainability objectives to cover the shared priorities.
Department of Health (2010) <i>Healthy Lives, Healthy People: our Strategy for public health in England</i>	Protect the population from serious health threats; helping people live longer, healthier and more fulfilling lives; and improving the health of the poorest, fastest. Prioritise public health funding from within the overall NHS budget.	No targets or indicators.	Ensure that site allocations and policies reflect the objectives of the strategy.	Include a sustainability objective relating to health and wellbeing.
Building a Greener Future: Policy Statement (DCLG, 2007)	This Statement confirms the government's intention to achieve 25% more energy efficient homes by 2010, 44% more efficient homes by 2013 and zero carbon (net carbon emissions should be zero per annum) homes by 2016.	25% more energy efficient homes by 2010, 44% more efficient homes by 2013 and zero carbon (net carbon emissions should be zero per annum) homes by 2016.	Policies should seek to promote zero carbon residential development.	Include SA objectives which seek to improve the energy efficiency of proposed developments and encourage uptake of renewable energy.
DECC (2009) <i>The UK Renewable Energy Strategy</i>	Increase our use of renewable electricity, heat and transport, and help tackle climate change. Build the UK low-carbon economy, promote energy security and take action against climate	15% of energy from renewable sources by 2020. Reducing UK CO2 emissions by 750 million tonnes by	Ensure that site allocations and policies will support renewable energy provision including electricity,	Include a sustainability objective relating to increasing energy provided from decentralised community renewable

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	change.	2030.	heat and transport.	sources.
Community Energy Strategy (DECC, 2014)	<p>Sets out plans to promote and facilitate the planning and development of decentralised community energy initiatives in four main types of energy activity:</p> <ul style="list-style-type: none"> • Generating energy (electricity or heat) • Reducing energy use (saving energy through energy efficiency and behaviour change) • Managing energy (balancing supply and demand) • Purchasing energy (collective purchasing or switching to save money on energy) 	No targets or indicators.	Ensure that site allocations and policies will support community low carbon and renewable energy provision including electricity, heat and transport.	Include a sustainability objective relating to increasing energy provided from decentralised low carbon and renewable sources.
The Energy Efficiency Opportunity in the UK (DECC, 2012)	<p>This is an Energy Efficiency Strategy aiming to realise the wider energy efficiency potential that is available in the UK economy. The Strategy identifies four barriers to energy efficiency which need to be overcome which include:</p> <ul style="list-style-type: none"> • Embryonic markets. • Information. • Misaligned financial incentives. • Undervaluing energy efficiency. <p>The Strategy draws attention to maximising the potential of existing dwellings by implementing 21st century energy management initiatives on 19th century homes.</p>	No targets or indicators.	Policies should seek to address the barriers identified within the Strategy and improve the existing building stock through appropriate adaptation measures.	Include SA objectives relating to energy efficiency and adaptation of the existing building stock.
The National Adaptation	The report sets out visions for the following sectors:	No targets or indicators.	Policies should take	Include SA objectives

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
<p>Programme – Making the Country Resilient to a Changing Climate (Defra, 2013)</p>	<ul style="list-style-type: none"> • Built Environment – “buildings and places and the people who live and work in them are resilient to a changing climate and extreme weather and organisations in the built environment sector have an increased capacity to address the risks and take the opportunities from climate change”. • Infrastructure – “an infrastructure network that is resilient to today’s natural hazards and prepared for the future changing climate”. • Healthy and resilient communities – “a health service, a public health and social care system which are resilient and adapted to a changing climate. Communities and individuals, including the most vulnerable, are better prepared to cope with severe weather events and other impacts of climate change. Emergency services and local resilience capability take account of and are resilient to, a changing climate”. • Agriculture and Forestry – “profitable and productive agriculture and forestry sectors that take the opportunities from climate change, are resilient to its threats and contribute to the resilience of the natural environment by helping maintain ecosystem services and protect and enhance biodiversity”. • Natural Environment – “the natural environment, with diverse and healthy ecosystems, is resilient to climate change, able to accommodate change and valued for the adaptation services it provides”. • Business – “UK businesses are resilient to 		<p>account of the aims of the Programme.</p>	<p>which seek to promote the implementation of adaptation measures to make the area more resilient to a changing climate.</p>

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<p>extreme weather and prepared for future risks and opportunities from climate change”.</p> <ul style="list-style-type: none"> Local Government – “Local government plays a central in leading and supporting local places to become more resilient to a range of future risk and to be prepared for the opportunities from a changing climate”. 			
<p>The National Flood and Coastal Erosion Risk Management Strategy for England (Environment Agency, 2011)</p>	<p>This Strategy sets out the national framework for managing the risk of flooding and coastal erosion. It sets out the roles for risk management authorities and communities to help them understand their responsibilities.</p> <p>The strategic aims and objectives of the Strategy are to:</p> <ul style="list-style-type: none"> “manage the risk to people and their property; Facilitate decision-making and action at the appropriate level – individual, community or local authority, river catchment, coastal cell or national; Achieve environmental, social and economic benefits, consistent with the principles of sustainable development”. 	<p>No targets or indicators.</p>	<p>Policies should seek to reduce and manage the risk of all types of flooding.</p>	<p>The SA framework should include objectives which seek to reduce the risk and manage flooding sustainably.</p>
<p>DEFRA (2007) <i>The Air Quality Strategy for England, Scotland, Wales and Northern Ireland</i></p>	<p>Make sure that everyone can enjoy a level of ambient air quality in public spaces, which poses no significant risk to health or quality of life.</p> <p>Render polluting emissions harmless.</p>	<p>Sets air quality standards for 13 air pollutants.</p>	<p>Ensure that site allocations and policies will contribute to maintaining and improving air quality.</p>	<p>Include sustainability objectives to protect and improve air quality.</p>

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
Waste prevention programme for England: Prevention is better than cure – The role of waste prevention in moving to a more resource efficient economy (HM Government, 2013)	<p>The aim of the Programme is to improve the environment and protect human health by supporting a resource efficient economy, reducing the quantity and impact of waste produced whilst promoting sustainable economic growth:</p> <ul style="list-style-type: none"> • encourage businesses to contribute to a more sustainable economy by building waste reduction into design, offering alternative business models and delivering new and improved products and services; • encourage a culture of valuing resources by making it easier for people and businesses to find out how to reduce their waste, to use products for longer, repair broken items, and enable reuse of items by others; • help businesses recognise and act upon potential savings through better resource efficiency and preventing waste, to realise opportunities for growth; and • support action by central and local government, businesses and civil society to capitalise on these opportunities. 	No targets or indicators.	Policies should take account of the strategic measures in the Programme.	Include SA objectives which seek to promote waste prevention.
Future Water: The Government's Water Strategy for England (DEFRA, 2008)	<p>Sets out how the Government want the water sector to look by 2030 and an outline of the steps which need to be taken to get there.</p> <p>The vision for 2030 is one where we, as a country have:</p> <ul style="list-style-type: none"> • "improved the quality of our water environment and the ecology it supports, and continue to maintain high standards of 	No targets or indicators.	Policies should aim to contribute to the vision set out in this Strategy.	Include SA objectives which seek to protect, manage and enhance the water environment.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<p>drinking water quality from taps;</p> <ul style="list-style-type: none"> • Sustainably managed risks from flooding and coastal erosion, with greater understanding and more effective management of surface water; • Ensure a sustainable use of water resources, and implement fair, affordable and cost-reflective water charges; • Cut greenhouse gas emissions; and • Embed continuous adaptation to climate change and other pressures across the water industry and water users”. 			
Water for People and the Environment: Water Resources Strategy for England and Wales (Environment Agency, 2009)	<p>The Strategy vision for water resource “is for there to be enough water for people and the environment, meeting legitimate needs”.</p> <p>Its aims include:</p> <ul style="list-style-type: none"> • To manage water resource and protect the water environment from climate change. • Restore, protect, improve and value species and habitats that depend on water. • To contribute to sustainable development through good water management. <p>People to understand how water and the water environment contribute to their quality of life.</p>	No targets or indicators.	Policies should reflect the aims of the strategy where relevant.	Include SA objective which seeks to promote water management and efficiency.
Safeguarding our Soils: A Strategy for England (DEFRA, 2009)	<p>The vision is “by 2030, all England’s soils will be managed sustainability and degradation threats tackled successfully. This will improve the quality of England’s soils and safeguard their ability to provide essential services for future generations”.</p> <p>The Strategy highlights the areas for priority including:</p>	No targets or indicators.	Ensure that site allocations and policies will help protect and enhance the quality of soils and seek to sustainably manage their quality for future generations.	Include SA objective which seeks to safeguard and enhance the quality of soil.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<ul style="list-style-type: none"> • Better protection for agricultural soils. • Protecting and enhancing stores of soil carbon. • Building the resilience of soils to a changing climate. • Preventing soil pollution. • Effective soil protection during construction and development. • Dealing with our legacy of contaminated land. 			
The Code for Sustainable Homes: Setting the standard in sustainability for new homes (DCLG, 2008)	<p>The Code is a standard designed to improve the sustainability of new homes. This sets out the assessment process and performance standards required for the Code for Sustainable Homes.</p> <p>In January 2014 the Government responded to the Environmental Audit Committee's report on the Housing Standards Review consultation, stating that necessary standards would, as far as possible, be consolidated into Building Regulations.</p>	No targets or indicators.	Develop policies that promote the implementation of the Code (or corresponding sustainability requirements in the Building Regulations) for all residential development.	Include SA objectives which promote sustainable development and seek to achieve higher levels of efficiency (e.g. in energy, water etc.) where appropriate.
DEFRA (2011) <i>Biodiversity 2020: A strategy for England's wildlife and ecosystem services</i>	<p>The strategy aims to guide conservation efforts in England up to 2020, and move from a net biodiversity loss to gain. The strategy includes 22 priorities which include actions for the following sectors:</p> <ul style="list-style-type: none"> • Agriculture; • Forestry; • Planning and Development; • Water Management; 	The strategy develops ambitious yet achievable goals for 2020 and 2050, based on Aichi Targets set at the Nagoya UN Biodiversity Summit in October 2010.	Develop policies that promote conservation and enhancements of biodiversity and ensure that site allocations take account of the aims of the strategy.	Include sustainability objective that relates to biodiversity.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<ul style="list-style-type: none"> • Marine Management; • Fisheries; • Air Pollution; and Invasive Non-Native Species.			
DfT (2013) <i>Door to Door: A strategy for improving sustainable transport integration</i>	<p>The strategy's vision is for an inclusive, integrated and innovative transport system that works for everyone, and where making door-to-door journeys by sustainable means is an attractive and convenient option. Four key areas to address are highlighted:</p> <ul style="list-style-type: none"> • improving availability of information; • simplifying ticketing; • making connections between different steps in the journey, and different modes of transport, easier; and <p>providing better interchange facilities.</p>	No targets or indicators.	Ensure that site allocations and policies will enhance public transport provision and encourage active modes of travel such as walking and cycling.	Include a relevant sustainability objective relating to sustainable transport.
Legislation				
Housing Act 2004	<p>Protect the most vulnerable in society and help create a fairer and better housing market.</p> <p>Strengthen the Government's drive to meet its 2010 decent homes target.</p>	No indicators or targets.	Ensure that site allocations and policies will help to create a fairer and better housing market.	Include sustainability objectives to improve access to good quality and affordable housing.

Appendix 3

Baseline information

Community

Population

Population size and migration

- 1.1 According to the 2011 Census, the population for Eastleigh in was 125, 200⁷ making it the fifth most populous local authority in Hampshire. The population has increased by 7.8% in a decade between the 2001 and 2011 census and by over a third (37%) in the three decades between 1981 and 2011 (the borough's current boundaries were established in 1974). The Office for National Statistics Subnational Population Projections (which are based on recent demographic trends), anticipate a steady increase in the population in Eastleigh Borough in the 25 year period up to 2037, with the population growing by almost 20%.

Population density

- 1.2 9.4% of Eastleigh's residents live in rural areas and the borough has a population density of about 15.7 persons per hectare. This is higher than in neighbouring authorities, including Fareham (15.0), Test Valley (1.9) and Winchester (1.8).

Age structure

- 1.3 Eastleigh had more births than deaths in 2011. The total number of births was 1,547 and the total number of deaths 911⁸. The age profile of Eastleigh Borough is similar to the county, regional and national averages, with a slightly larger proportion of the population being of working age than for Hampshire as a whole.
- 1.4 The Office for National Statistics Subnational Population Projections anticipate that the proportion of people aged 65 and over will increase more than other age groups, from 17.3% in 2012 to 19.0% in 2037. However, the proportion of people aged 14 or under is also expected to increase from 17.8% to 18.3% over the same period. The result is that the dependency ratio is forecast to rise significantly, so that there are relatively more 'dependents', both young children and older adults, being supported by relatively fewer people of working age⁹.

Ethnicity

- 1.5 Data from the 2011 census show that 91.8% of the Borough's population was 'White British', with 3.0% 'Asian', 2.9% 'White Other' and 1.4% 'Mixed'. Ethnic minorities (i.e. ethnic groups other than 'White British') increased from 4.5% to 8.2% of the population between the 2001 and 2011 Censuses. Amongst the 'White Other' ethnic group, there was a range of backgrounds including many European nationalities¹⁰.

Housing

House prices and affordability

- 1.6 Eastleigh is part of the wider Southampton Housing Market Area (HMA). House prices in Eastleigh Borough are lower than the neighbouring adjacent locations of Winchester, Fareham and Test Valley, but higher than in Southampton and the nearby authorities in the neighbouring Portsmouth HMA, Gosport, Havant and Portsmouth. The median house price in Eastleigh Borough between August 2012 and February 2013 was £210,000¹¹.
- 1.7 The South Hampshire Strategic Housing Market Assessment (SHMA) 2014 was commissioned by PUSH in order to support on-going work on local plans. There are four distinct local housing markets in Eastleigh Borough: Chandler's Ford; the town of Eastleigh; Hedge End

⁷ ONS (2011) 2011 Census Summary Factsheet for Eastleigh (January 2013), Hampshire County Council Facts and Figures: http://www3.hants.gov.uk/2011_census_eastleigh_summary_factsheet.pdf

⁸ Eastleigh Births and Deaths Factsheet (Updated January 2013), Hampshire County Council Facts and Figures: http://www3.hants.gov.uk/trend_b_d_factsheet_2011_-_eastleigh.pdf

⁹ ONS (2014) Subnational Population Projections for Local Authorities in England, 2012-2037, Population Projections Unit, May 2014

¹⁰ Hampshire County Council (2013), 2011 Census Summary Factsheet for Eastleigh (January 2013), Hampshire County Council Facts and Figures: http://www3.hants.gov.uk/2011_census_eastleigh_summary_factsheet.pdf

¹¹ GL Hearn (2014), South Hampshire Strategic Housing Market Assessment: Partnership for Urban South Hampshire, Final Report, http://www.push.gov.uk/south_hampshire_shma_final_report_16.1.14_.pdf

which is north east of the M27; and the area south of the M27 which borders Southampton Water.

- 1.8 Eastleigh Borough has a broad mix of housing types including flats, terraced, semi-detached and detached housing. Owner occupation is higher than the HMA average, in part influenced by a housing generally focused toward family homes. Eastleigh has a requirement that new market housing provision should focus on two, three and four bed properties, whilst affordable housing delivery should consist of one and two bedroom properties.
- 1.9 Affordability of housing is a significant issue in Eastleigh, as it is elsewhere. This is reflected in the ratio between average house prices and average salaries. In 2013, the ratio of median house prices to median earnings was 7.71¹².
- 1.10 The SHMA suggests that there is a need for 509 new affordable housing dwellings per annum during 2013-2036. This shortage is reflected in the continuing increase in the number of households in the Borough on the Local Authority Housing Register. The Hampshire Home Choice (HHC) Register is used for the allocation of social housing for the Borough of Eastleigh. The number of applicants registered with Eastleigh Borough Council on the HHC register on 2nd March 2015 was 2,645.

Health

Health indicators

- 1.11 Reflecting relatively low levels of deprivation, crime and child poverty, indicators of health and wellbeing are favourable in Eastleigh Borough when compared with the England average. Average life expectancy for the period 2001-2012 was 81.6 years for men and 84.9 years for women, which was slightly higher than the averages for Hampshire (81.0 and 84.3 respectively) and significantly higher than the averages for England (79.2 and 83.0).
- 1.12 Early deaths from heart disease and stroke and from cancer are lower than the England average. Although the death rate from smoking and the proportion of adults who smoke (16.5%) is low compared to England (19.5%), smoking accounts for 148 deaths per year in the Borough. On most measures of health, the Borough does better than the England average, however the incidence of malignant melanoma is a notable exception as it is significantly higher than the England average⁸

Health inequalities

- 1.13 While the Borough's health levels are generally good, there remain a number of health inequalities across the Borough, which is closely linked to overall deprivation levels. Pockets of health deprivation exist in the wards of Eastleigh South, Eastleigh Central, Bursledon and Old Netley, Bishopstoke West, and Netley Abbey¹³. In the most deprived area of the Borough, average life expectancy is 5.3 years lower for men and 3.3 years lower for women in comparison with the least deprived areas¹⁴.

Quality of life

Indices of Multiple Deprivation

- 1.14 Overall, the levels of relative deprivation in Eastleigh Borough are low. According to the Index of Multiple Deprivation (IMD), in 2010 the Borough ranked 275 out of England's 326 districts on the (where 1 is the most deprived), placing it in the least deprived quartile of districts in England. With respect to its neighbouring authorities, Eastleigh Borough is ranked as more deprived than Winchester (ranked 309) and Fareham (ranked 311), slightly more deprived than Test Valley (ranked 286), and substantially less deprived than Southampton (ranked 81).

¹² Hampshire County Council (2013) House Prices to Earnings Ratio, <http://www3.hants.gov.uk/factsandfigures/keyfactsandfigures/key-facts/kf-eastleigh.htm#ave>

¹³ Open Data Communities (2010)

¹⁴ Public Health England (2014) Eastleigh District Health Profile, <http://www.apho.org.uk/resource/view.aspx?RID=142429>

- 1.15 The ten areas with the highest levels of multiple deprivation in the Borough are; Pilands Wood, Velmore, Riverside north and south, Fleming Park, Stoke Park, Eastleigh South – South, Netley Abbey, Twyford Road and Aviary Estate. Areas in the Borough with the highest levels of health and disability deprivation include Velmore, the Aviary estate, Stoke Park, Riverside North, Eastleigh South, Hedge End – Wildern, Netley Abbey and Pilands Wood¹⁵.

Health

- 1.16 In the 2011 Census, 84.5% of people in the Borough reported that they were in good or very good health, while 3.9% reported that they were of bad or very bad health. The 2001 Census also found that 15.3% of the people in the Borough said they had a long-term illness or disability that limited their day-to-day activities, which was lower than the South East and English averages. Indicators of child health are relatively good. The percentage of children classified as obese in Year 6 is much lower than the England average, while rates of conception and alcohol-specific stays in hospital for those under 18 are significantly lower than the England average¹⁴.
- 1.17 As in the case for the rest of England, obesity is a key issue for the Borough, as it will have a substantial impact on the future health of many individuals and increase their risk of suffering a range of diseases, including heart disease. In addition, the trend towards an ageing population will have significant implications for health and social care services in the Borough. It will also increase the dependency ratio, so that in the future there are likely to be more retired people, relative to the number of people in work¹⁶.

Crime

- 1.18 Eastleigh is one of the safest parts of Hampshire and the south east, with the overall crime rate less than the national average¹⁷. A strategic assessment carried out in 2007 indicated that anti-social behaviour, often associated with alcohol or drugs is a particular problem, particularly with respect to the town of Eastleigh. Over half of offenders in Eastleigh were under the influence of alcohol and/or drugs, and both offenders and victims are likely to be males aged 18-30¹⁸.
- 1.19 Following the strategic assessment, a Community Safety Partnership Plan was established. The Community Safety Partnership Strategic Assessment of crime for 2011/12 showed that there was an overall decrease in crime of approximately 9% since 2010/2011 and the most prominent types of crime were theft, criminal damage and violence against the person. Misuse of alcohol and underage consumption were noted as still playing a significant part in crime, disorder and antisocial behaviour within the Borough¹⁹.
- 1.20 Compared to the districts of Test Valley, Winchester, New Forest and Fareham, Eastleigh ranked worse in terms of the most number of vehicle crimes per 1,000 population, and the number of violent offences committed per 1,000 population. The areas with the highest levels of deprivation for crime are Eastleigh Town, Botley north, Hamble and Old Netley east, and Hedge End Wildern west²⁰.
- 1.21 Eastleigh contains relatively little derelict land, issues with graffiti and fly-posting, but suffers from fly-tipping.

Arts and culture

- 1.22 Eastleigh has a rich aviation, railway and maritime heritage, significant historic monuments, international cricket at the Ageas Bowl ground and a number of local museums and libraries.
- 1.23 Eastleigh Town Centre is the home of The Point, a centre for the development of contemporary performance. In the north of the Borough, there is a 400 seat Thornden Concert hall and the nationally recognized jazz venue, The Concorde Club. There is a lack of

¹⁵ ONS (2010) Neighbourhood Statistics: Atlas of the Indices of Deprivation for England, <http://neighbourhood.statistics.gov.uk/HTMLDocs/AtlasOfDeprivation2010/index.html>

¹⁶ Eastleigh Borough Council (2015) Eastleigh Borough Local Plan 2011-2036 Sustainability Appraisal Scoping Report, June 2015

¹⁷ Hampshire County Council, (2008) Quality of Life in Hampshire

¹⁸ Eastleigh Borough Council (2008) Evidence Base for the Borough of Eastleigh, July 2008

¹⁹ Eastleigh Borough Community Safety Partnership Plan 2008-2011

cultural facilities in the south of the Borough, although this was partly addressed with the building of a 300+ seat theatre at Wildern School, the Berry Theatre²⁰.

- 1.24 There are currently over 60 public artworks located within the Borough, ranging from mosaic, to sculpture, metalwork, glasswork and murals. Public art in Eastleigh Borough is promoted through the Borough Council's Public Arts Strategy and delivered through the Council's Community Investment Programme.

Recreation and amenity (including open space and green infrastructure)

- 1.25 The Borough contains an extensive array of recreation facilities²⁰ including:

- Fleming Park leisure centre;
- The Point (Eastleigh) and the Berry Theatre (Hedge End)– theatre, art gallery and dance centre;
- Country parks at Manor Farm (Botley/ Bursledon), Itchen Valley (West End), Lakeside (Eastleigh) and Royal Victoria (Netley);
- The Itchen Way footpath;
- Strawberry Trail;
- Hamble Rail Trail;
- Parts of the Solent Way along the coast;
- Parts of the national cycle network including between Hamble and the eastern boundary of Southampton;
- River Hamble – major centre for marinas and sailing activities;
- The Ageas Bowl – international cricket venue and home to Hampshire Cricket;
- Community schools with enhanced facilities;
- Golf Courses; and
- Allotments.

- 1.26 There is approximately 1,773 acres or 718 hectares of other green space including sports pitches, play areas, wildlife sites and informal recreation spaces. Eastleigh is also within easy reach of other regional recreational facilities such as those within Southampton, the New Forest and Winchester²⁰.

- 1.27 Open space provision across the Borough ranges from just 36 square metres per head of population in Chandlers Ford and Hiltingbury to 254 square metres per head in Bursledon.

- 1.28 Multi-functional areas of open space and links between them deliver a wide range of environmental and quality of life benefits for local communities. These include biodiversity, landscape and culture, recreation, health and wellbeing and natural resources. The Borough's country parks, countryside, the rivers, in particular the Rivers Itchen and Hamble, and the coast are key green infrastructure (GI) assets²⁰.

- 1.29 The Borough Council's PPG17 Study²¹ sets out aspirational standards for open space provision (quantity, quality and accessibility) based on studies of local levels of satisfaction, local needs and (in part) on Natural England's Accessible Natural Greenspace Standards (ANGSt)²². Key findings of the study include:

- A need for open space sites to be more accessible and provided and maintained to a higher quality.
- A need to enhance links between open spaces.

²⁰ Eastleigh (2015), Eastleigh Borough Local Plan 2011-2036, Sustainability Appraisal Scoping Report, June 2015.

²¹ Background Paper GI4, Planning for Open Space, Sport and Recreation (former PPG17) Study update, Eastleigh Borough Council, October 2014.

²² Natural England (2006), Understanding the relevance and application of the Access to Natural Green Space Standard, <http://publications.naturalengland.org.uk/file/4978379893768192>

- Opportunities to encourage more sustainable commuting patterns.
- A requirement for additional sport and recreation facilities to meet the future community needs.
- A need to redevelop outmoded facilities.
- A need to create areas for natural play.
- A need for more land for allotment, community gardens and orchards.
- A potential need for different cemetery and burial facility types including woodland burials.
- A need for more multifunctional sites.
- A requirement to deliver PUSH strategic Green Infrastructure projects

Economy

Economy

Economic sectors

- 1.30 In 2014, there were approximately 4,450 active businesses in the Borough²³. There are higher proportions of jobs in the professional, scientific and technical, as well as the transport and storage, construction and manufacturing sectors²⁴, when compared to the national average. Between 2009 and 2012, the retail sector appears to have declined in importance, having grown significantly in the previous 20 years²⁴.
- 1.31 Eastleigh Borough's productivity, in terms of GVA per employee, follows the Solent LEP area (taken as a whole) in slightly lagging behind the economic performance of the South East. However, the Borough performs at a similar level to neighbouring districts such as Winchester and Southampton.

Employment and unemployment

- 1.32 Overall, the Borough is a reasonably prosperous area, with approximately 68,000 jobs in 2013. Prysmian Cables, Southampton Airport, B&Q and Ageas Insurance are the largest employers²⁵.
- 1.33 Unemployment is low in the Borough, and although it increased and stabilised at a higher level after the financial crisis, the most recent figures (September 2014) suggest that it has fallen back to pre-recession levels of approximately 3% of the economically active population²⁶. This compares with an unemployment rate of 6.5% nationally (for the UK).
- 1.34 In February 2015, the figure for Jobseeker Allowance claimants as a % of working-age population (16-64 years old) was 0.8%, which is less than the figure for the South East (1.3%)²⁷. Between October 2013 and September 2014, 86.8% of the traditional working age population (16-64 years old) was economically active. This compares to economic activity levels of 79.9% for the South East and 77.3% for the UK²⁵.
- 1.35 Levels of economically active persons within the Borough have often been slightly higher than regional and national levels since June 2012.

Education and skills

- 1.36 Skill levels have some scope for improvement within the Borough relative to levels elsewhere within the South East, however Eastleigh compares favourably with the UK as a whole. The Borough has higher proportions of residents with qualifications at all NVQ levels (from Higher Degree level down to the attainment of five or more GCSEs at grades A-C or equivalent) than

²³ ONS (2014) Jobs density and UK Business Count

²⁴ ONS (2012) Business Register and Employment Survey 2012

²⁵ Hampshire County Council (2015) Eastleigh Borough Economic Profile 2013/14

²⁶ ONS (2015) Annual Population Survey

²⁷ ONS (2015), Claimant Count

for the UK, but lower levels of residents with the highest level qualifications than for the South East. In addition, there are relative few people in the Borough with no qualifications in comparison with either the UK or the South East²⁸.

- 1.37 According to the Annual Survey of Hours and Earnings 2012, the median gross weekly earnings within the Borough for full time workers (resident) was £537 compared to £506 for Great Britain. The equivalent data by workplace was £493 for Eastleigh Borough, which suggests that a significant proportion of high-earning residents work elsewhere²⁹.
- 1.38 The ONS Annual Population Survey (April 2012-March 2013) suggests that 58.0% of residents are employed in occupations associated with the knowledge economy (Managers, Directors and Senior Officials; Professional Occupations; and Associate Professional and Technical Occupations). However based on the Eastleigh workforce this percentage drops to 49.1%. The difference suggests that there is overall out-commuting for highly-paid jobs in the knowledge economy, with better-qualified residents commuting to other districts for employment purposes.

Sites and premises

- 1.39 The Borough includes major industrial estates at Eastleigh, Chandlers Ford, Hedge End, Hamble and several office campuses in Eastleigh and Hedge End. Statistics published by the Department for Communities and Local Government showed that in 2008, Eastleigh had approximately 2,200 office and industrial premises amounting to 1,100,000 m² of floor space, of which the vast majority (86%) was for industrial or storage and distribution use (Use Classes B2 and B8)³⁰.
- 1.40 There have been decreases in industrial floor space and increases in office floor space within the Borough between 2002 and 2012. Whilst this appears concerning, given the reliance on the transport and storage and manufacturing sectors to provide jobs within the Borough, it is likely to reflect economic restructuring as manufacturers seek to occupy smaller units and sites. Since 2006, land monitoring data suggests that industrial and warehousing development in the Borough has typically involved less than 5,000m² of new floorspace per annum³¹.
- 1.41 Although there was an overall decrease in industrial floorspace between 2002 and 2012, there was an overall increase in the number of industrial properties, which implies that there has not been a reduction in industrial activity that has been in proportion with the loss of floorspace. This conclusion is supported by the fact that the manufacturing sector still provides a relatively high proportion of local jobs³⁰.
- 1.42 Data on recent (April 2011-March 2014) additional floorspace completions for retail and other town centre uses show that retail development largely took place within the defined town and district centres (Eastleigh, Hedge End, and Chandler's Ford). Since then, 8,310m² of new retail floor space was also developed at Hedge End Retail Park. Since 2013, there have also been a number of planning permissions that relax restrictions on the types of goods that can be sold in out-of-centre locations at Channon Retail Park (Eastleigh) and by the M27 at Hedge End. This is a clear indication of pressure for out-of-centre retail development within the Borough³². **Error! Bookmark not defined.**
- 1.43 At March 2014, 7.5% of total units or 15.4% of total floorspace was available for industrial uses (including warehousing and storage) and 10.0% of total units or 11.7% of total floorspace were available for office premises uses. The relatively low rate for available industrial premises indicates that there may be an undersupply of industrial property within the Borough³⁰. The higher rate of available floorspace reflects the existence of a number of large sites for industrial/storage use at Eastleigh River Side. With regard to office floorspace, these availability rates provide no evidence of oversupply. The Council's most recent

²⁸ ONS (2015) Annual Population Survey

²⁹ Hampshire County Council (2014) Eastleigh: Earnings

³⁰ Eastleigh Borough Employment Land Review Part 3

³¹ Hampshire County Council (2014) Land Monitoring data, 2006-2014

³² Eastleigh (2015), Eastleigh Borough Local Plan 2011-2036, Sustainability Appraisal Scoping Report, June 2015.

Employment Land Review (July 2014) identifies the market perception that there is a lack of good quality stock in both the office and industrial sectors to meet local demand.

Accessibility and transport

Transportation infrastructure

- 1.44 The main roads through Eastleigh are the M3, A27, M27, A334, A335, A3024 and A3026. A network of lower category (A/B/C/ unclassified) roads also serve the urban and rural areas. In addition, several rail lines pass through the Borough, which carry both passenger and freight traffic. These are:
- The South Western Mainline railway from London to Weymouth, with stations at Eastleigh and Southampton Airport Parkway;
 - The Botley line which runs from Eastleigh to Fareham with stations at Hedge End and Botley;
 - The Southampton-Fareham line which crosses the south of the Borough, with stations at Netley, Hamble and Bursledon; and
 - The Eastleigh to Romsey Line which serves Chandlers Ford.
- 1.45 The modal share of freight by rail at Southampton docks has grown in recent years so that 35% of all new containers now arrive or depart by rail following a series of upgrades to rail freight capability on the line in recent years. The Eastleigh Station area also acts as a significant terminal for railway construction/aggregates traffic, railway infrastructure traffic and as a freight marshalling yard³⁰.
- 1.46 Southampton Airport is also situated within the Borough, and is linked to the rail network by Southampton Airport Parkway and to the strategic road network by the M27 at Junction 5. The airport serves 39 destinations, and carried 1.83 million passengers in 2014. Passenger numbers increased from 1.84 million passengers in 2005 to 1.95 million passengers in 2008 but then fell between 2008 and 2012 to 1.69 million passengers, but are gradually recovering towards their previous peak. Southampton Airport is almost totally reliant on one airline operator, Flybe, who operate 92% of all flights³³. The airport has a single runway which is just over 1,700 meters long. The length of the runway as well as the topography of the area surrounding the airport means that the routes which are economically viable to serve and the size of aircraft which can be used are limited³⁰.
- 1.47 The bus network in the Borough connects local centres as well as areas of employment, schools, colleges and areas outside of Eastleigh. Most bus usage is primarily for shorter local journeys as the reasonably comprehensive rail network serves medium length and longer journeys³⁴.
- 1.48 Bluestar, First and Xelabus are the primary bus operators in Eastleigh Borough, with some of routes covered by Wheelers, Stagecoach and Brijan. The bus industry is unstable with regular changes to some of the more peripheral routes, and some new operators entering the market whilst others have exited the market. This has created confusion amongst residents about the offer of bus services in some areas³⁴.
- 1.49 There is variable provision in the Borough of off road/shared use cycle routes to support recreational and leisure cycling, in addition to the use of the road network³⁵. Cycle facility provision is relatively good in northern parts of Hedge End as well as from Bishopstoke to Eastleigh and from Southampton Airport to Chandlers Ford Business Parks. However, numerous gaps exist in the network of strategic routes, most notably from Chandlers Ford to Southampton and to Winchester along Winchester Road. These larger gaps are also accompanied by gaps in the local network³⁵.

³³ Centre for Aviation (2015) Flybe SWOT Analysis: strengths as an airline do not necessarily convert to sustainable profits
<http://centreforaviation.com/analysis/flybe-swot-analysis-strengths-as-an-airline-do-not-necessarily-convert-to-sustainable-profits-208471>

³⁴ Eastleigh Borough Council (2015) Eastleigh Borough Council 2015, Bus Passenger Survey

³⁵ UE Associates (2009) Partnership for Urban South Hampshire: Green Infrastructure Strategy,
http://www.push.gov.uk/what_we_do/sustainability/documents/PUSH_GI_Strategy_Final_4_281009NDnp.pdf

- 1.50 Eastleigh town centre has a relatively high proportion of residents cycling to work, as do areas across Chandler's Ford, Bishopstoke and Fair Oak. There are also patches of higher relative levels of cycling to work in Hamble, Bursledon and Netley. Despite the relatively good provision of cycle infrastructure in Hedge End the proportion of residents cycling to work is relatively low, likely due to the proximity to the M27 and car-based commuting patterns here³⁶.
- 1.51 Eastleigh also has extensive walking routes consisting of non-designated footpaths and designation Public Rights of Way, including bridleways. The highest proportions of residents walking to work are those with employment sites located nearby such as Eastleigh town centre, parts of Chandler's Ford, Hamble, and parts of Hedge End. According to the PUSH Green Infrastructure Strategy, whilst pedestrian paths and public rights of way are widespread in the Borough, they sometimes lack connectivity³⁷.

Traffic flows

- 1.52 The highway and rail networks support a large amount of movement into the Borough from commuters who live elsewhere but work in Eastleigh Borough. In particular, over 10,000 commuters travel from Southampton to Eastleigh Borough each day³⁸; there is a similarly large out-commuting flow from Eastleigh Borough to Southampton. In addition, there are significant commuting flows from Eastleigh Borough to Winchester and from New Forest District into Eastleigh Borough³⁵.
- 1.53 There are substantial numbers of commuting trips which start and end within the Borough in the Hedge End, West End and central Eastleigh areas. In Bursledon, Hamble and Hound, fewer commuting trips are to destinations within the Borough. Many "self-contained" commuting trips (i.e. with a start and end point within the Borough) may still cross the Borough boundary as part of their routes. Prime examples would be Hedge End and Bursledon/Hamble/Netley Hamble to Eastleigh or Chandlers Ford journeys, which are likely to use the M27, passing out of the Borough en route (and also using a strategic link for short/medium distance commuting journeys)²⁰.
- 1.54 Across the South Hampshire area, highway trips are projected to grow by around 16% by 2036³⁹. with traffic flows likely to increase on all sections of the M3 and M27 within the Borough. Significant congestion occurs in Eastleigh when restrictions and incidents occur on the southbound links between the M3 and M27, where traffic intending to travel eastbound on the M27 is routed through the town to Junction 5 of the M27⁴⁰. Traffic congestion affects both the strategic and local road network in the Borough. Congestion on the strategic road network in the Borough is a significant issue, and projected increases in traffic flows on the M3, M27 and local roads could worsen this. Congestion is an issue at the following locations in the Borough:
- On local roads between Eastleigh and Chandler's Ford;
 - In Eastleigh town centre;
 - The Bishopstoke/Fair Oak Road
 - In the vicinity of the A27/A3024 Windhover roundabout; and
 - On the main route to and from the Hamble peninsula, B3397 Hamble Lane⁴⁰

Travel to work

- 1.55 A higher proportion of Borough residents travel to work by car (76%) than the regional (66%) and national averages (62%). The areas with the highest proportions of residents who make single occupancy vehicle journeys to work include northern parts of Hedge End; Bursledon; parts of Chandler's Ford and Hiltingbury; and Fair Oak and Horton Heath.

³⁶ Eastleigh Borough Council (2006) Cycle Strategy 2006-2011, Eastleigh Borough Council

³⁷ UE Associates (2009) Partnership for Urban South Hampshire: Green Infrastructure Strategy, http://www.push.gov.uk/what_we_do/sustainability/documents/PUSH_GI_Strategy_Final_4_281009NDnp.pdf

³⁸ Nomis (2011) Census: Origin- Destination , <https://www.nomisweb.co.uk/>

³⁹ MVA Consultancy (2011) Transport for South Hampshire 2011, Evidence Base Model Development Report 2, <http://www3.hants.gov.uk/2011-tfsh-model-development-report-version-2.pdf>

⁴⁰ Hampshire County Council (2007)Appendix C-Solent Transport Strategyhttp://old-iwight.onthewight.com/living_here/environment/Transport_strategies/apr/images/2SolentTransportStrategy.pdf

Eastleigh town centre has a comparatively low proportion of residents driving to work, as do some small parts of central Chandler's Ford, Netley, central Hedge End and Hamble.

- 1.56 Single occupancy vehicle journeys are the most popular mode of travel for journeys to work by a considerable margin. Those travelling on foot make up the second largest proportion at 7.5%, followed by those working from home at 5% and those travelling by train at 4%²⁰. Residents living in less densely populated areas and further from the main employment sites are most likely to travel to work by single occupancy car; there is also often a positive correlation between the areas with high levels of car commuting and decreased accessibility to good bus services or local rail stations.
- 1.57 Travel to work mode shares have remained largely the same between the 2001 and 2011 censuses, with a slight increase in the proportion driving a car/ van to work and also those travelling by train and on foot. The proportion of Eastleigh residents travelling to work by bus has declined. Across the Borough, very few commuters use the bus, even in areas where there is currently relatively good bus service provision. However, areas with a larger proportion of bus commuting can be found in Netley, Chandler's Ford, Bishopstoke and parts of Fair Oak⁴³.

Public transport accessibility

- 1.58 The busiest railway lines for passenger services are the South Western Mainline and the Southampton-Fareham Line. Passenger rail usage has increased significantly in Eastleigh Borough over the last two decades. Improvements to provide additional capacity and enable additional services (both passenger and freight) are planned in the medium and longer term for both the main line and some connecting routes as detailed in Network Rail's Wessex and Sussex Area route studies. The draft study highlighted a requirement to increase capacity on peak services into and out of London and as such, ways to provide for additional fast services from Southampton and Winchester to London have been identified. The Sussex Area Route Study includes service between Southampton and Barnham and onwards to Brighton and the route to London Victoria. Some proposals in this strategy could have benefits for connectivity in the Borough and surrounding areas.
- 1.59 The busiest stations in the Borough are Southampton Airport Parkway and Eastleigh, each serving around 1.6 million passengers during 2013-14. Southampton Airport Parkway station serves both a local catchment covering southern parts of the town centre, and northern parts of Southampton, but also draws passengers from a significantly wider catchment due to its good road connectivity via the M27. Local stations such as Hedge End and Chandler's Ford have also seen increasing passenger numbers. Eastleigh Town Centre and Northern parts of Hedge End have the highest levels of rail commuting.
- 1.60 Rail journey times are generally competitive with/ better than driving for journeys between areas with good access to rail stations, especially in the peak hours where road journey times are slower. However, in some areas the low frequency of trains, or limited range of destinations served, hinders the railway as a realistic alternative to car commuting. Aside from Eastleigh and Southampton Airport Parkway, the Borough's stations are only served by a basic frequency of a single hourly train in each direction with some additional peak hour services in the direction of the busiest commuting flow. Hedge End and Botley do not have a direct connection to Southampton, the most popular destination in the area, and also have sparse later evening services. Other stations also have limitations, such as limited connectivity and interchange particular near the M27 and connecting roads⁴¹.
- 1.61 The bus routes in Eastleigh have relatively low frequency (typically hourly or half-hourly during the daytime Monday to Saturday, with limited or no service on weekday evenings or on Sundays), however some routes offer better daytime frequency and a more comprehensive service, including:
- Bluestar 1 Southampton-Chandlers Ford-Winchester (every 20 minutes).
 - Bluestar 2 Southampton-Eastleigh-Fair Oak (every 20 minutes).
 - First X4/X5 Southampton-Bursledon- Fareham/Gosport/Portsmouth (every 15 minutes).

⁴¹ONS (2011) Census 2011, Rail travel mode share from Datashine

- Uni-link U1 Southampton Airport-University-City Centre (every 10-15 minutes).
- 1.62 However, in recent years, the bus network has generally contracted both in terms of frequency of service and the number of non-core routes served. This contraction has not been helped by cuts in bus service subsidies provided by Local Authorities, the unstable nature of the local bus market and the unreliability that traffic congestion imposes on many bus services⁴².
- 1.63 However some key “core” routes have prospered such as:
- Bluestar 1 (Winchester- Chandler’s Ford- Southampton).
 - Bluestar 2 (Fair Oak- Bishopstoke- Eastleigh- Southampton).
 - First X4/X5 (Southampton- Bursledon- Fareham/ Portsmouth/ Gosport).
 - Uni-link U1 (Southampton Airport-University-City Centre).
- 1.64 Bus operators are not obliged to publish their passenger figures, however from the limited data that is available to the Council, bus passenger numbers have broadly stagnated overall for some years.
- 1.65 Bus passenger surveys conducted in the Borough during 2014 highlighted that over a third of bus users make more than five trips on the bus per week, and that 45% of passengers use the bus to go on shopping trips. The bus is a more important mode for shopping and access to services than for travel to work. The survey results also found that the lack of frequency of bus services was the biggest concern for bus users with 20% of respondents citing this, followed by 17% of passengers raising concerns about buses not running on time⁴³.

Environment

Air quality

- 1.66 Air quality is monitored across the Borough via 22 monitoring locations. According to the most recent Air Quality Progress Report for Eastleigh⁴⁴.
- 1.67 The Council has declared three AQMAs in the Borough due to exceedance of the annual mean objective for nitrogen dioxide⁴⁵. The AQMAs cover the following areas:
- M3 - junctions 12 to 14.
 - Hamble Lane, Bursledon – between the junctions with Portsmouth Road and Jurd Way.
 - A335 – Leigh Road (from the junction with Bournemouth Road, Chandler’s Ford to the junction with Romsey Road, Eastleigh), Romsey Road, Southampton Road and Wide Lane (to the junction with the motorway spur road/Southampton Parkway rail station).
- 1.68 Nitrogen dioxide is the main pollutant of concern in the Borough, with road traffic being the primary source of pollutants. This is linked to Eastleigh’s position as a regional transport hub and localised congestion issues¹⁷. Air quality is also affected by the location of a number of large industrial estates in around central Eastleigh, significant goods movement by road, and the large number of HGVs travelling through the Borough.
- 1.69 The levels of both nitrogen oxides (NOx) and particulates show a slight downward trend although individual locations show a mix of changes, with rises in some areas and falls in others.

⁴² Eastleigh (2015), Eastleigh Borough Local Plan 2011-2036, Sustainability Appraisal Scoping Report, June 2015.

⁴³ Eastleigh Borough Council (2015), Bus Passenger Survey

⁴⁴ Eastleigh Borough Council (2012) Air Quality Updating and Screening Assessment
<https://www.eastleigh.gov.uk/media/39201/EastleighUSA2012A.pdf>

⁴⁵ Department for Environment, Food and Rural Affairs (2015), AQMAs Declared by Eastleigh Borough Council, http://uk-air.defra.gov.uk/aqma/local-authorities?la_id=95

Biodiversity and geodiversity

Biodiversity

- 1.70 Approximately 7% of the Borough has been statutorily designated for its international, national and local nature conservation importance. In addition, approximately 10% of the Borough has been identified for its local nature conservation value and designated as non-statutory 'Sites of Importance for Nature Conservation'.
- 1.71 There are three internationally designated sites within the Borough or within 20km of its boundary; the River Itchen SAC, Solent and Southampton Water SPA and Ramsar site and the Solent Maritime SAC. The River Itchen is a resource for water supply and wastewater disposal for Eastleigh as well as an international wildlife site. There is concern about the impact on migrating and other wintering birds if there is increased development within the Borough³⁰.
- 1.72 Eastleigh also contains five nationally designated nature sites: Lee-on-the-Solent to Itchen SSSI; Lincegrove and Hackett's Marshes SSSI; Moorgreen Meadows SSSI; River Itchen SSSI and Upper Hamble Estuary and Woods SSSI. According to Natural England in March 2014, 43.3% of Eastleigh Borough's SSSI area was classified as 'favourable', 46.4% 'unfavourable recovering', 7.2% 'unfavourable no change' and 3.0% 'destroyed'⁴⁶. The proportion SSSI land area within the Borough in a favourable or recovering condition has improved since 2007.
- 1.73 The largest area of SSSIs assessed as remaining in an unfavourable condition is within the River Itchen SSSI. This is due to inappropriate water levels, inappropriate weirs and dams, invasive freshwater species, siltation, water abstraction and water pollution (agricultural run-off and discharges)⁵³.
- 1.74 The Borough's six Local Nature Reserves (LNR) are at Hackett's Marsh LNR (Bursledon); Hocombe Mead LNR (Chandler's Ford); Manor Farm LNR (Botley/ Bursledon); Mercury Marshes LNR (Bursledon); Netley Common LNR (near Thornhill); Westwood Woodland Park LNR (Netley Abbey)
- 1.75 Sites which are important for nature conservation at the county and Borough level are called Sites of Importance for Nature Conservation (SINCs); 143 of these are designated within the Borough. Many support UK Biodiversity Action Plan priority habitats and species. These sites are not statutorily protected.
- 1.76 There are pockets of ancient woodland throughout the Borough and close to the Borough boundary in neighbouring local authority areas. Ancient woodland is an irreplaceable resource and face a number of challenges including fragmentation and suitable management⁵³.
- 1.77 Biodiversity Opportunity Areas (BOAs) are geographical areas identifying the best opportunities to restore and create habitats of regional importance. They are part of a 'landscape-scale approach' to nature conservation. BOAs do not include all the BAP habitats in a region but are areas where conservation action is likely to have the most benefit for biodiversity, based on existing biodiversity interest and opportunities for enhancement. There are five BOAs present in or adjacent to Eastleigh: Hamble Valley; The Forest of Bere; The Solent; Itchen Valley; and Ampfield-Baddesley-Chilworth-Lordswood.
- 1.78 Eastleigh Borough contains 18 recognised national Biodiversity Action Plan priority habitats, which cover approximately 20% of the Borough's land area. Hampshire BAP Habitat Action Plans have been prepared for the following habitats⁴².
- Ancient and/or species-rich hedgerows.
 - Chalk rivers.
 - Coastal saltmarsh.
 - Coastal vegetated shingle.
 - Lowland heathland.
 - Lowland meadows.
 - Maritime cliff and slopes.

⁴⁶ Natural England (2015) SSSI Condition Statistics

- Mudflats.
 - Reedbeds.
- 1.79 The Hampshire Biodiversity Action Plan, which is the strategic background for the local Eastleigh Biodiversity Action Plan, lists 582 Priority Species; of these, 21 are present in Eastleigh Borough.

Geological features

- 1.80 The basic geology of the Borough is characterised by the overlay of Tertiary and Quaternary deposits over chalk bedrock. The Tertiary deposits are referred to as the Reading Beds, the London Clay, the Bracklesham Group and the Barton Group. The Quaternary deposits are generally river terrace deposits and alluvium, all of which are predominantly sands, silts and clays. At the southern end of the Borough, the London Clay and Bracklesham Group deposits reach thicknesses of up to 400m⁴⁷.
- 1.81 Whilst there are no Local Geological Sites (LGS) in the Borough, the Lee-on-the-Solent to Itchen Estuary SSSI has also been designated as a Geological SSSI. Its geological importance is based on the significance of exposures of terrace gravels of the former Solent River system found at the cliffs north of Hillhead, which allow the study of gravel sedimentology over a large continuous exposure and, in conjunction with other sites along the Solent coast, provide a cross-section through the 'staircase' of Solent terraces. The site is also known for its fossil remains⁴⁸.

Climate change (including flood risk)

Greenhouse gas emissions by source

- 1.82 Eastleigh has slightly lower per capita carbon dioxide (CO₂) emissions than south east England and national averages and these have been falling broadly in line with regional and national averages.
- 1.83 The proportion of CO₂ emissions from industrial/commercial, domestic and road transport sources as a percentage of total emissions in the Borough are relatively similar at 31%, 34% and 36% respectively, road transport being the largest source.

Greenhouse gas emissions trends

- 1.84 In June 2009, the outcome of research on the probable effects of climate change in the UK was released by the UK Climate Projections (UKCP09) team⁴⁹. The research predicts the effects of climate change for the south east England by 2050. In summary, climatic changes are likely to include increases in the mean temperature in the winter and summer months alongside changes in the annual winter and summer precipitation levels. These changes result in potential risks to Eastleigh, which might include:
- Increased incidence of health risks including heat related illnesses and deaths due to changing weather patterns (e.g. skin cancer, cataracts, salmonella and deaths during storm events).
 - Effects on water resources (e.g. Reduction in availability of surface water, low river levels, turbulent river flow).
 - Flood related risks (e.g. Increased risk of flooding, changes in insurance provisions for flood damage, higher cost premiums for local business).
 - A need to increase the capacity for effective water management (e.g. at wastewater treatment plants and sewers, flood defences, increased irrigation during summer droughts and soil and water deficits).
 - Effects on natural resources (e.g. Soil erosion due to flash flooding, soil shrinkages and subsidence).

⁴⁷ Eastleigh (2002): Contaminated Land Inspection Strategy

⁴⁸ Natural England (2015) SSSI citation: http://www.english-nature.org.uk/citation/citation_photo/1005846.pdf

⁴⁹ Met Office (2009), UK Climate Projections 2009 (UKCP09), <http://www.metoffice.gov.uk/services/climate-services/uk/ukcp>

- Effects on biodiversity (e.g. loss of species, Spread of species at the northern edge of their distribution, reduced availability of grassland habitats and changes in groundwater recharge on the reliability and flows in the River Itchen for people and wildlife).
- Deterioration in working conditions due to increased temperatures and changes to global supply chain.
- Risk to transport (e.g. rail tracks buckling due to increased temperature, road surfaces melting and flooding of roads and railways).
- Effects on food production (e.g. handling and storage).

Climate change

Flood risk

- 1.85 According to the PUSH Strategic Flood Risk Assessment (SFRA)⁵⁰ and Catchment Flood Management Plans, the four main types of flood risk which exist in Eastleigh Borough are fluvial (river) flooding, coastal flooding (including tidal flooding), surface water flooding and groundwater flooding.
- 1.86 Flooding from rivers is the primary source of flooding within the Borough, with flood risk associated with the River Itchen, the Monks Brook and some of the River Hamble's tributaries. Climate change is likely to increase fluvial flood flows in the Borough, leading to a 10% increase in flows up to 2025 and 20% from 2025 to 2115. This is likely to put additional pressure on areas of Eastleigh Borough near the River Itchen and in Chandler's Ford near the Monks Brook, which are key areas at risk.
- 1.87 Whilst some areas of the coast of Eastleigh Borough (including the lower lying areas at Hamble Quay and Ferryman's Quay) are susceptible to inundation as a result of high tides and/ or inclement weather breaching sea defences, the topography of much of the coast is such that coastal flooding is less of a risk. Many coastal areas benefit from coastal defences but due to the relatively small number of properties located there, future levels of investment in these defences are likely to be limited.
- 1.88 The Surface Water Management Plan (SWMP) concludes that surface water flooding in the Borough affects some of the more built up areas but is fairly sporadic and there are relatively few substantial surface water flooding incidents. There are three hotspots specifically identified: the Monks Brook catchment, Quob Lane/Allington Lane in West End and The Quay in Hamble.
- 1.89 While there have been a number of incidences of groundwater flooding in the River Itchen catchment area, the Hampshire Groundwater Management Plan⁵¹ prepared by the County Council does not identify any locations within the Borough in its list of 'risk areas'.

Historic environment

Historic development of the Borough

- 1.90 The historic development of Eastleigh Borough has been influenced by a wide variety of factors, including its railway, maritime and aviation history, and this is reflected by the Borough's cultural heritage resource. Whilst this resource includes better known assets such as Netley Abbey and Bursledon Windmill, the historic environment in the Borough is broad ranging, and incorporates a wide variety of features, sites and areas.

Designated and non-designated sites and areas

- 1.91 Many of Eastleigh Borough's historic features and areas are recognised through historic environment designations. These include listed buildings, scheduled monuments and registered parks and gardens, which are nationally designated, and conservation areas.

⁵⁰ Atkins on behalf of the Partnership for Urban South Hampshire (2007) PUSH Strategic Flood Risk Assessment

⁵¹ Hampshire County Council (2013), Hampshire Groundwater Management Plan Final Draft for Consultation October 2013, <http://documents.hants.gov.uk/flood-water-management/groundwater/GroundwaterManagementPlan.pdf>

- 1.92 There are eight conservation areas in Eastleigh Borough at Bishopstoke; Botley; Old Bursledon; Bursledon Windmill; Gaters Mill and Romill Close at West End; Hamble-le-Rice; Orchards Way at West End; and Netley Abbey. There are no Grade I listed buildings in the Borough but the National Heritage List for England has 183 Grade II listing entries, ten scheduled monuments, one registered park and garden at the Royal Victoria Country Park in Netley and Grace Dieu designated wreck, which lies partly within the Borough. There are currently no cultural heritage sites or features on Historic England's Heritage at Risk Register.
- 1.93 Historic features which do not meet the criteria for national listing or other national designation can be protected through regional and local designations. Eastleigh has 35 entries on the non-statutory Hampshire Register of Historic Parks and Gardens, including North Stoneham Park, Hiltngbury Lakes and Royal Victoria Country Park and 38 buildings on the local list of important sites.

Townscape character and quality of built environment

- 1.94 The Council has produced a number of urban character area appraisals across the Borough that assist in the positive management of areas and provide guidance to ensure that new development in Eastleigh Borough is appropriate to its surroundings and helps to retain the character that gives each area its identity.

Archaeological assets

- 1.95 There are over 500 archaeological records for Eastleigh Borough on the Archaeology and Historic Buildings Record, the historic environment record for Hampshire. These include ten nationally important scheduled monuments, ranging from remains of abbeys, castles and hill forts, to aqueducts and Second World War gun emplacements. These may or may not be visible above ground.

Landscape

Landscape character

- 1.96 Eastleigh Borough falls under two Natural England character areas; South Hampshire Lowlands (128) and South Coast Plain (126). The description of these landscape areas can be accessed on the Natural England website at:
<http://www.naturalengland.org.uk/ourwork/landscape/englands/character/areas/southeast.aspx>
- 1.97 The Hampshire Integrated Character Assessment is a framework for other local authorities to develop strategies, plans and local action initiatives. It identifies 5 landscape character areas in Eastleigh Borough at county scale, which are Southampton Water, Netley Bursledon and Hamble Coastal Plain, Hamble Valley Forest of Bere West and Itchen Valley.
- 1.98 The landscape of the Borough is not subject to statutory landscape designations, but parts of it are attractive and it contributes to creating and maintaining the character of the Borough and its settlements. However, the intrusion of urbanising elements, particularly around the borders with Southampton but also in the narrowing gaps between some settlements, is diminishing this. Close to the urban edges, there are indications of degradation of land in anticipation of development. New development in these and other areas would change the landscape, impacting on landscape features and tranquillity. There are significant opportunities to improve linkages between areas of open space, parks and the open countryside.

Light and noise pollution

- 1.99 Noise pollution throughout the Borough primarily stems from road, rail and air sources. The Borough's borders with Southampton are dominated by urban and suburban residential areas. There are also major industrial estates and shopping complexes and two major motorways bisecting the Borough. These factors have a strong influence on light pollution, and there are few areas in the Borough that are free of 'night glow'. Light pollution has also

become an increasing issue in the wider area; according to the CPRE, light pollution in Hampshire increased by 13% between 1993 to 2000⁵².

- 1.100 Since 2004 CPRE have undertaken a study of tranquillity in England. The study concluded that Hampshire as a whole is ranked 22nd out of 87 county and unitary authorities in England in terms of tranquillity scores (where 1 is the most tranquil). The Eastleigh area was however evaluated as one of the least tranquil local authorities in the county⁵².

Material assets

Energy

- 1.101 The Council has a Climate Change Strategy for reducing CO² from its own operations and from the Borough. To date, Eastleigh have implemented the following programmes:
- Fleming Park - in 2007 it installed Combined Heat and Power (CHP) the electricity on site and the heat is used to warm the Leisure Centre pools and the nearby Civic Offices via a district energy pipe link.
 - Photovoltaic (PV) solar panels - generate electricity and reduce carbon emissions. So far, it has 1435 PV panels installed on 15 sites around the Borough which generate approximately 266,000 kWh of electricity.
 - Other projects include Solar Thermal Panels at Lakeside, Ground Source Heating at the Lowford Centre, Ground and Air Source Heat Pumps at the Point and Itchen Valley Country Park (IVCP); and a Wind Turbine and new Biomass Boiler also situated at IVCP⁴².

Waste arisings and recycling rates

- 1.102 There are four household waste recycling centres in the Borough. These are located at Woodside Avenue, Eastleigh; Knowle Lane, Fair Oak; Shamblehurst Lane, Hedge End; and Grange Road, Netley. The site at Woodside Avenue will be replaced by a site adjoining the M3 off Chestnut Avenue, east of Stoneycroft Rise. Compared to national and regional averages, recycling rates in Eastleigh is good., achieving 40.23% of waste recycled or composted in 2012/13, the highest in Hampshire. Household waste collected per head has reduced since 2006/7, from 351kg to 302kg in 2012/13⁵³.

Minerals

- 1.103 In terms of mineral resources in the Borough, sand and gravel deposits exist at Hamble peninsula and the Itchen Valley. There are also rail-head aggregates depots in Eastleigh for recycling, storage and transfer.

Previously developed land

- 1.104 Between 2001/2 and 2006/7, the proportion of completed housing developments on previously developed land was consistently high in the Borough, but there has been a significant reduction since then. This reflects developments such as South Street, Eastleigh and Dowd's Farm, Hedge End, both of which are greenfield sites but specifically planned for within the adopted Local Plan Review

Soil

Soil type and quality

- 1.105 Soil quality is fundamental to the quality of agricultural land. The Agricultural Land Classification system provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. The most versatile agricultural land defined as Grades 1, 2 and 3a, which is deemed to be the land which is most flexible, productive and efficient in response to inputs and which can best deliver future crops for food and non-food uses such as biomass, fibres and pharmaceuticals⁵⁴.

⁵² CPRE (2010) How light polluted are you

⁵³ Eastleigh Borough Council (2015) Eastleigh Annual Monitoring Report 2013-2014

⁵⁴ ODPM (2004) Planning Policy Statement 7

Agricultural land quality

- 1.106 Eastleigh has rich and diverse soils which have developed since the last ice age 10,000 years ago, and with farming practices over the centuries. A large proportion of the eastern and southern part of the Borough includes areas of the best and most versatile agricultural land.

Water quality and water resources

Water resources

- 1.107 The Borough of Eastleigh is dominated by two main river catchments; the River Itchen catchment covers the majority of the Borough with the River Hamble catchment to the East. The wider Hampshire area has a significant reliance on groundwater. A major source of groundwater is the chalk aquifer of the Hampshire Downs, which forms a regionally significant aquifer for potable and agricultural use, and provides base flow to the River Itchen, which relies on groundwater to maintain flows.
- 1.108 Within the River Itchen catchment there are seven sub catchments affecting Eastleigh which link into the different rivers. The River Hamble catchment includes four sub catchments within the Eastleigh boundary. The majority of these affect the southern part of the Borough
- 1.109 The Itchen catchment is largely dominated by groundwater flow due the bedrock geology that underlies the area. The River Itchen is considered one of the best chalk streams in the world with excellent diversity and quality waters, meaning it are covered by several designations including the Special Area of Conservation (SAC) and Sites of Special Scientific Interest (SSSI) designations. In contrast to the upper section of the River Itchen, the lower section flows through heavily urbanised areas. A major tributary that flows into the River Itchen, and forms a considerable part of this catchment, is Monks Brook which runs through Chandlers Ford. Much of this watercourse has been culverted⁵⁵.
- 1.110 The River Hamble catchment is predominantly rural in the upper section and highly urbanised in the lower section leading to very different characteristics in each. This catchment drains into a number of designated sites of national and international importance for nature conservation, such as the Solent and Southampton Special Protection Area and Ramsar site or the Solent Maritime Special Area of Conservation. The upper section runs over permeable chalks where there are few properties and a lower risk of surface water flooding, whereas the lower section is dominated by clay with the potential to cause flash flooding in the urbanised areas along the coast⁵³.

Water quality

- 1.111 Groundwater Source Protection Zones (SPZs) indicate the risk to groundwater supplies from potentially polluting activities and accidental releases of pollutants. Designed to protect individual groundwater sources, these zones show the risk of contamination from any activities that might cause pollution in the area. There are a number of SPZ'S to the north of the Borough. The outer zone (subsurface activity only) of zone 2C extends into the northern part of Chandlers Ford (see Fig. 6.17). There are also a number of small private abstractions in the Borough which do require a 50m source protection zone. These abstractions may be within private households and must be protected.
- 1.112 The Environment Agency manages water resources at a local level through the Catchment Abstraction Management Strategy (CAMS) process along with abstraction licensing strategies. The Eastleigh area is covered by the Test and Itchen Abstraction Licensing Strategy (March 2013); and East Hampshire Abstraction Licensing Strategy (April 2013).
- 1.113 The Test and Itchen Abstraction Licensing Strategy suggests that the Lower River Itchen (from Winchester through Eastleigh and Southampton) could be affected by abstraction and does not meet environmental flow indicators. The Environment Agency is working Southern and Portsmouth Water to modify their abstraction licences to ensure that the protection of the River Itchen SAC is secured. The East Hampshire Abstraction Licensing Strategy suggests that there is water available for licensing in the Hamble catchment. A large

⁵⁵ Hampshire County Council (2012)Eastleigh Surface Water Management Plan, <http://documents.hants.gov.uk/flood-water-management/EastleighSWMPReport.pdf>

groundwater abstraction at the headwaters of the River Hamble (Bishops Waltham) causes significant reduction in flow; however this is partly supported by the discharge from a major sewage works downstream. Flow must be protected to support the downstream River Hamble and the Solent SAC/SPA designations.

- 1.114 The Environment Agency has been monitoring the water quality/health of all watercourses receiving effluent discharges. The monitoring regime change in 2007 to align more fully with the Water Framework Directive (WFD)⁵⁶.
- 1.115 The main River Itchen is currently at 'Good Ecological Potential', but is subject to change (for example, annual monitoring results been both at Poor and Moderate Ecological Potential since 2009). The Itchen is also subject to N2k targets (or objectives), which are more challenging than WFD ones. Currently, the Itchen does not meet all of its Protected Area N2K objectives. The overall ecological status is 'poor' primarily as a result of the chemical phytobenthos. Water issues are likely to arise from the historical phosphate loading into the river via sewerage treatment works (such as Chickenhall at Eastleigh). Phosphate stripping has now been installed, and it is expected that chemical levels in the water should improve at the one site this classification is based on.
- 1.116 The section of the River Hamble north of Botley Mill, the Main River Hamble is currently classified as 'moderate' status, based on phosphate and fish. It is predicted that the fish element classification will improve by 2021 and the overall status will be 'good' by 2027. The reasons for not achieving good status for phosphates include rural diffuse pollution and discharge from sewerage treatment works. Fish status is not achieving good because of barriers to migration and poor physical habitat. The Monks Brook is currently at 'moderate' status (as at 2015) and is not predicted to get to 'good' by the end of the Second Cycle (2021). This is primarily due to the fact that it's currently technical infeasibility and affordability.
- 1.117 Drinking and waste water is supplied in the Borough by Southern Water. Water abstraction come from the River Itchen and import groundwater supplies from outside the Borough. Water is also taken from the River Itchen by Portsmouth Water but is supplied mainly to areas out of the Borough. Southern also operate two waste water treatment works within the Borough's boundary (Chickenhall, Eastleigh and Bursledon). According to the PUSH South Hampshire Integrated Water Management Strategy, there is tension between proposed growth in south Hampshire and the potential impact of existing and future wastewater discharges on the internationally designated river and coastal waters in the area. On this basis, there may be little or no "environmental capacity" left in the receiving waters for the consented loads of pollutants to be increased⁵⁰.

⁵⁶ The Environment Agency (2009) South East river Basin Management Plan, <https://www.gov.uk/government/publications/south-east-river-basin-management-plan>

Appendix 4

Assumptions used in the SA of Strategic Location Options

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?	1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs? Where mixed use locations incorporate residential development, effects in relation to this objective will depend on the likely proportion of affordable housing provision, as evidenced by site promoter’s proposals, dwelling capacity of the location relative to the 5 dwelling affordable housing threshold and other evidence on viability.	++	Evidence that 40% or more of the housing offer at location will be affordable housing	EBC assessment and information from site promoters
		+?	Evidence that at least the typical proportion of affordable housing (35%) will be provided at the location	
		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 [5 dwellings]	
		1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing? Where mixed use locations incorporate residential development, effects in relation to this objective will depend on the likely proportion of homes falling into these specialist categories, as evidenced by site promoter’s proposals.	++	
	0		Mainly employment use; no/negligible amount of housing offered at the location	
	+?		The scale and location indicate that provision of one or more of these additional elements could be possible, however site promoter has not specified whether they propose to meet these other elements of identified need	

Will the strategic location	Assessment question and related	Scoring criteria		Information sources
		- -	Site promoter has stated that 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? 	<p>2.1 Are community facilities (community hall or library) available locally?</p> <p>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.</p>	++	The development of this location would provide or contribute to new community facilities or enhance existing facilities on location or within 400m	Information from site promoters GIS data
		+	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	
	<p>2.2 Are primary healthcare facilities 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</p>	++	Provision of new or improved healthcare facilities or under 400m to existing health facilities	Information from site promoters GIS data
		+	400 to 1000m to existing health facilities	
		- -	Over 1000m distance to existing health facilities	

Will the strategic location	Assessment question and related	Scoring criteria		Information sources
	explored outside of the SA process.			
	<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	EBC assessment and information from site promoters
		+	Location provides sports pitches for residents of the location (where new facilities are required)	
		+?	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 and/or site promoter has not specified if development at this location would provide any contribution to this	
		-	Site promoter has stated that development at this location would not make any improvements to sports facilities provision either within the location or the wider locality	
		--	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	Information from site promoters GIS data
		+	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	

Will the strategic location	Assessment question and related	Scoring criteria		Information sources
			accessible open space	Presence of Public Rights Of Way (PROW) or Eastleigh Cycle Network in GIS data.
	2.5 Can the location readily be connected to the existing cycle and footpath network? (same test as 3.10 and 11.2 below)	+	Existing footpath and cycle path cross location or are adjacent to location boundary	
		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	
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.				
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 Qn. 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 Qn. 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 Qn. 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 Qn. 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 Qn. 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?	+	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	

Will the strategic location	Assessment question and related	Scoring criteria		Information sources
	Positive effects are likely in relation to this objective when proposals include employment floorspace.	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 that includes new facilities to support business start-ups/SMEs; or new facilities to support new business sectors	
	3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes? Negative effects are likely in relation to this objective when proposals would result in a net loss of existing employment land.	0	No	SLAA form 'Site Descriptions...' and 'Suitability' sections
		-	Yes	
	3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres? Positive effects are likely in relation to this objective when proposals would result in a net gain of commercial uses and other facilities.	++	Increases retail floorspace or commercial floorspace in primary shopping area or other shopping frontages	Proposed uses from site promoters
		+?	New local centre proposed. Effect on existing facilities is uncertain	Existing uses from SLAA form 'Site description...' and 'Suitability' of existing uses
		+	Increases in district or local centres	GIS data for 'District and local centres', 'Eastleigh Town Centre Public Realm', 'Eastleigh Town Centre Renaissance Quarter', 'Shopping frontages'
		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 other shopping	

Will the strategic location	Assessment question and related	Scoring criteria		Information sources
			frontages	
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?	4.1 Is the location close to a major rail station?	++	Under 400m distance	GIS data
		+	400 to 1200m distance	
		-	Over 1200m distance	
	4.2 Is the location close to a minor rail station?	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 stations).		
		+	Under 400m distance	
		0	400 to 600m distance	
	4.3 Is the location close to a frequent bus route?	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 those listed at 4.1)		GIS data
		-	Over 600m distance	
		++	Under 400m distance	
	4.3 Is the location close to a frequent bus route?	+	400 to 600m distance	GIS data
		-	Over 600m distance	
		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: <ul style="list-style-type: none">• Bluestar 1 Winchester-Chandlers		

Will the strategic location	Assessment question and related	Scoring criteria		Information sources
	<p>Ford-Southampton</p> <ul style="list-style-type: none"> • Bluestar 2 Fair Oak-Bishopstoke-Eastleigh-Stoneham-Southampton • First X4/X5 Southampton-Bursledon-Fareham- Portsmouth/Gosport • Unilink U1 Airport Parkway-Highfield Campus-Southampton • First 7 (Townhill Park-Portsmouth-Southampton) <p>Assumed that new bus stop could be provided on existing route to serve development at a strategic location.</p>			
	<p>4.4 Is the location close to a semi-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 (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 Hamble-Netley-Hedge End (formerly 20 minutes and in my view has potential to operate at this higher frequency in future) • Bluestar 5 Eastleigh to Boyatt Wood only <p>Assumed that new bus stop could be</p>	<p>+</p> <p>-</p>	<p>Under 300m distance</p> <p>Over 300m distance</p>	GIS data

Will the strategic location	Assessment question and related	Scoring criteria		Information sources
	provided on existing route to serve development at a strategic location.			
	4.5(a) Will residential development at the location be close to a major employment centre?	++	Under 400m distance	GIS data
		+	400 to 1000m distance	
		-	Over 1000m distance	
	<p>For purely residential locations or mixed use locations with a significant 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	
	4.5(b) Will employment development at the location be close to a major population centre?	++	Under 400m distance	GIS data
		+	400 to 1000m distance	
		-	Over 1000m distance	
	<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</p>	0	No significant employment use	

Will the strategic location	Assessment question and related	Scoring criteria		Information sources
	population centres: <ul style="list-style-type: none"> • Southampton • Eastleigh, including Chandlers Ford • Hedge End 			
	4.6: Are health facilities available locally? (same test as 2.2 above)	Criteria set out in Qn. 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 is 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	Information from site promoters and GIS data
		+	Under 400m distance	
		0	400 to 800m distance	
		-	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	Information from site promoters and GIS data
		+	Under 400m distance	
		0	400 to 800m distance, or no residential development proposed at location	
		-	Over 800m distance	

Will the strategic location	Assessment question and related	Scoring criteria		Information sources
	4.9 Is the location close to a secondary 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 secondary school. Capacity of existing schools would need to be explored outside of the SA process.	++?	Potential provision of new secondary school	Information from site promoters and GIS data
		+	Under 800m distance	
		0	800 to 1600m distance, or no residential development proposed at location	
		-	Over 1600m distance	
	4.10 Can the location easily be connected to the existing cycle and footpath network? (same test as 2.5. above)	Criteria set out in Qn. 2.5 above		Same score and justification as 2.5
	4.11 Are there Geographical barriers between the location and key facilities/ destinations? Negative effects in relation this objective are likely when pedestrians (residents or employees) are forced to: <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 similarwalk along a route without a properly surfaced and lit footway of 2m+ width and hard surface throughouton the most direct walking route to any of the above facilities which are within the distance criterion.	+	No geographical barriers on the most direct walking route to any destination	EBC officer judgement
		0	Geographical barriers on the most direct walking route to one or two destinations	
		-	Geographical barriers on the most direct walking route to three or more destinations and/or Lack of an adequate quality footway to more than one destination	
		- -	Lack of an adequate quality footway to more than one destination	

SA5: Protect and conserve natural resources

Will the strategic location	Assessment question and related	Scoring criteria		Information sources
<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? 	5.1 Will development avoid the sterilisation of mineral resources	0	Location is not in an area safeguarded for minerals extraction, or minerals extraction has already taken place	Mineral Safeguarding Areas and Minerals Consultation Areas in GIS data
	Negative effects are likely in relation to this objective when proposals would prevent the future extraction of known mineral reserves.	-?	Location is in Mineral Safeguarding Area or Mineral Consultation Area	
	5.2 Will it result in the loss of higher grade agricultural land?	0	Lower quality agricultural land (Grades 4 or 5)	Agricultural land classifications in GIS data
	Negative effects are likely in relation to this objective when proposals would result in the loss of higher grade agricultural land.	-	Medium quality agricultural land (Grades 3a or 3b)	
		- -	High quality agricultural land (Grades 1 or 2)	
	5.3 Will it use previously developed land?	++	Yes	SLAA forms: site description
	Positive effects are likely in relation this objective when development locations are on previously developed rather than greenfield land.	-	No	
		+/-	Mixed	
	5.4 Will it deliver or support allotments or community farms?	++	Delivery of new community farm	EBC assessment and information from site promoters
	Positive effects are likely in relation this objective when development proposals support allotments or community farms.	+	Delivery of new allotments	
		+?	Location could be suitable for providing new allotments/community farm. The site promoter has not indicated if such provision would be included as part of development at this location.	
		-	Site promoter has stated that development at this location would not make any contribution toward allotments or community farms either	

Will the strategic location	Assessment question and related	Scoring criteria		Information sources
			within the location or in the wider area	
		- -	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? 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 Air Quality Management Area	EBC assessment and information from site promoters
		- ?	Impact from either significant noise generating uses or Air Quality Management Areas	
		0	No impact from significant noise generating uses or Air Quality Management Areas	
	6.2 Will development increase pollution? Negative effects are likely in relation to this objective when development proposals will result in pollution that cannot be readily mitigated.	+?	There is potential for reduction in pollution e.g. remediation of contamination. Further information required	EBC assessment and information from site promoters
		0	Development does not raise concerns which cannot be addressed by mitigation	
		- ?	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	7.1 Will the development provide	+	Additional and/or improved GI assets	EBC assessment and information

Will the strategic location	Assessment question and related	Scoring criteria		Information sources
<p>and quality of open space and linear routes for recreation)?</p> <ul style="list-style-type: none"> • Increase or reduce the number of new properties at risk of flooding? • Manage development in areas affected by coastal change? 	<p>additional or improved green infrastructure? (same test as 11.3)</p>	+	Potential for additional and/or improved GI	from site promoters
		0	No impact (i.e. no gain or loss) of GI	
		-?	Loss of GI with potential opportunities for mitigation	
		- -	Loss of GI will no opportunities to mitigate	
	<p>7.2 Is the location at risk from flooding, taking into account of the effects of climate change?</p>	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	Surface water flood risk and Environment Agency Flood Zone GIS data
	<p>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.</p>	-?	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	
	<p>7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan (SMP) objectives be supported?</p> <p>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.</p>	+	Location is in area of coastal change and helps to deliver SMP objectives in this area (e.g. Flood defences, coastal protection works)	EBC assessment
		?	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	

Will the strategic location	Assessment question and related	Scoring criteria		Information sources
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 designation)?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	10.1 Is the location within the HRA screening zone? HRA screening trigger: All locations which fall within the following areas will be subject to project level HRA screening by EBC – <ul style="list-style-type: none">200m of an SAC, SPA and/or Ramsar site25m of a water course, where the section of water course is no further than 8km upstream of an SAC, SPA and/or Ramsar Development locations in the HRA screening zone are assumed to have a negative effect on this objective but with uncertainty at this stage relating to the potential for avoidance or mitigation.	0	Location is not within HRA screening zone	HRA screening zone in GIS data
		- -?	Location is within HRA screening zone - avoidance and/or mitigation measures may be required	
	10.2 Is the location within 200m of a	0	Location is not within 200m of a SSSI	GIS data

Will the strategic location	Assessment question and related	Scoring criteria		Information sources
	SSSI? Development locations within 200m of a SSSI are assumed to have a negative effect on this objective but with uncertainty relating to the potential for avoidance or mitigation.	- -?	Location is within 200m of a SSSI; avoidance and/or mitigation measures may be required	
	10.3 Is the location within 200m of a Local Nature Reserve? Development locations within 200m of a Local Nature Reserve are assumed to have a negative effect on this objective but with uncertainty relating to the potential for avoidance or mitigation	0	Location is not within 200m of a Local Nature Reserve	GIS data
		-?	Location is within 200m of a Local Nature Reserve; avoidance and/or mitigation measures may be required	
	10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	+?	Likely to have a positive impact, opportunities for enhancement	EBC officer assessment
		0	Unlikely to have adverse impact	
		-?	Potential for adverse effects on a SINC and/or potential for mitigation of an otherwise significant adverse effect	
		- -?	Loss of SINC	
	10.5 Will the development adversely affect protected species?	+?	Likely to have a positive impact, opportunities for enhancement	
		0	Development at this location is unlikely to have an impact	
		-?	Potential for adverse effects and/or potential for mitigation of an otherwise significant adverse	

Will the strategic location	Assessment question and related	Scoring criteria		Information sources
			effect	
		- -?	Potential for significant adverse impacts	
	10.6 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	+?	Likely to have a positive impact, opportunities for enhancement	EBC officer assessment
		0	Unlikely to have adverse impact	
		-?	Potential for adverse effects on local nature conservation designations and/or potential for mitigation of an otherwise significant adverse effect	
		- -?	Potential for significant adverse effects on a local nature conservation designation and/or potential for mitigation	
	10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links, hedgerows and other corridors for species movement)?	+	Likely to have a positive impact, opportunities for enhancement	EBC officer assessment
		0	Unlikely to have adverse impact / development has potential to mitigate	
		-?	Potential for adverse effects on a local nature conservation designation (e.g. by damage to the quality of a link) and/or potential for mitigation of an otherwise significant adverse effect	
		- -?	Potential for significant adverse effects e.g. by severing/complete loss of link	
	10.8 Will the development adversely affect ancient woodland?	+?	Potential indicated for improvement to ancient woodland and/or commitment to manage offsite ancient woodland which may suffer adverse impacts from recreation of development at this location	EBC officer assessment

Will the strategic location	Assessment question and related	Scoring criteria		Information sources
		0	No impact on ancient woodland	
		-?	Ancient woodland is within the location area or within 25m; potential for adverse impacts	
		- -	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	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 Qn. 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 Qn. 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				
<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	EBC officer assessment
		-	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)	

Will the strategic location	Assessment question and related	Scoring criteria		Information sources
	12.2 Will it protect the setting of the South Downs National Park?	+?	Potential for a positive impact on the setting of the National Park	EBC officer assessment
		0	No impact on the setting of the National Park	
		-?	Negative impact on the setting of the National Park which requires mitigations	
		- -	Negative impact on the setting of the National Park where it is not possible to mitigate	
	12.3 Will it protect the character of the countryside, coast, towns and/or villages?	+?	Potential for a positive impact	EBC officer assessment
		0	Low landscape impact	
		-	Negative landscape impacts requiring mitigation	
		- -?	Negative landscape impacts requiring further exploration of mitigation options	
		- -	Negative landscape impacts for which it is not possible to mitigate	
	12.4 Will it have an impact on locally important views and settings?	+?	Potential for a positive impact	EBC officer assessment
		0	Low impact	
		- ?	Negative impact requiring further exploration of mitigation options	
		- -?	Loss of view or setting requiring further exploration of mitigation options	

SA13: Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance

Will the strategic location	Assessment question and related	Scoring criteria		Information sources
<ul style="list-style-type: none"> Impact on the historic environment and features and areas of archaeological importance? Conserve and enhance the significance of heritage assets and their settings? Increase access to heritage assets? 	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?	+	Potential for development to enhance heritage assets	EBC officer assessment, drawing on listed building register, conservation area appraisals, Historic Environment Record
		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	

Appendix 5

Strategic Location assessments

Allbrook 1 – Land at Allbrook

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?	+	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+	There would appear to be scope in this strategic location for provision of other elements of identified housing need. However, the site promoter has not specified whether they propose to meet other such elements of identified housing need. Therefore a minor positive effect (+) is likely, but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The strategic location is within 800m of Boyatt Lane Scout Hut to the north, and 800m of Allbrook Scout Hut to the south. Parts of this strategic location lie just within 400m of these two community facilities. Therefore, a minor positive (+) effect is likely. It is recognised that these community facilities provide a somewhat limited range of uses at present; however, increased development in the area may offer opportunities to improve these facilities.
2.2 Are health facilities available locally?	- -	This strategic location is over 1,000m away from the nearest GP/health centre. The majority of the location is located within 800m of the Nuffield Hospital. However, this is a private facility located in Chandler's Ford which is not generally available to non-paying users. Therefore, a significant negative (- -) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+	There is scope in this strategic location for provision of sports pitches and facilities therefore a minor positive effect (+) could occur. Site promoters have not indicated that sports pitches would be provided as part of development at this strategic location, therefore effect is uncertain (?) at this stage.
2.4 Is public open space available locally?	++	The majority of this strategic location is within 300m of the following existing publicly accessible open space: Pitmore Close, Allbrook Knoll, Allbrook Hill Recreation. Site promoters have also indicated that additional public open space would be provided as part of development at this strategic location. Therefore, a significant positive (++) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	A footpath bisects the strategic location from south east to north west connecting the road Knowle Hill with the bridleway on Boyatt Lane. A route which is part of the Eastleigh Cycle Network passes through the north west of the location on Boyatt Lane. Given these opportunities to connect to the footpath and cycle network, a minor positive (+) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic locations is more than 1,200m from the nearest major rail station; therefore, a minor negative (-)

SA objective/ criterion		Justification
		effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	++	The most northern part of this strategic location is located within 400m of the Bluestar 1 Bus Route which connects Winchester and Southampton. On this basis a significant positive (++) effect is noted.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is more than 1,000m from the nearest major employment centre; therefore a minor negative (-) effect is likely. It should be noted that a small amount of employment use (10,000 m. sq.) is considered as part development at this strategic location.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	10,000sq.m. of employment floorspace is proposed at this strategic location; therefore, a minor positive (+) effect is likely.
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	No net loss of existing employment land would result in development of this strategic location; therefore, a negligible (0) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	No change in the commercial uses or other facilities in town, district or local centres currently proposed as part of development at this strategic location. Therefore, a negligible (0) effect is likely.
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 strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	The most northern part of this strategic location is located within 400m of the Bluestar 1 Bus Route which connects Winchester and Southampton. On this basis a significant positive (++) effect is note.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is more than 1,000m from the nearest major employment centre; therefore a minor negative (-) effect is likely. It should be noted that a small amount of employment use (10,000 m. sq.) is considered as part of the development at this strategic location.
4.5(b) Will employment development at the location be close to a major population centre?	++	Parts of this strategic location are within 400m of Eastleigh/Chandler's Ford, a major population centre in the borough. Therefore, a significant positive (++) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	--	This strategic location is over 1,000m away from the nearest GP/health centre. The majority of the location is located within 800m of the Nuffield Hospital. However, this is a private facility located in Chandler's Ford which is not generally available to non-paying users. Therefore, a significant negative (--) effect is likely.

SA objective/ criterion		Justification
4.7 Are shopping and related services available locally?	-	The most northern part of this strategic location is just within 800m of the Hiltingbury Local Centre in Chandler's Ford. However, the vast majority of the location is significantly further away and therefore, a minor negative (-) effect is likely.
4.8 Is the location close to a Primary school?	+	The western part of this strategic location is within 400m, with the majority of the location within 800m of Scantabout Primary School. Therefore, a minor positive (+) effect is likely.
4.9 Is the location close to a Secondary school?	+	This strategic location is within 800m of Thornden Secondary School and within 1600m of Crestwood School. Therefore, a minor positive (+) effect is likely.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	A footpath bisects the location from south east to north west connecting the road Knowle Hill with the bridleway on Boyatt Lane. A route which is part of the Eastleigh Cycle Network passes through the north west of the location on Boyatt Lane. Given these opportunities to connect to the footpath and cycle network, a minor positive (+) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	- -	The Junction 13 of the M3, and the route of the motorway itself are a significant barrier to accessing the facilities and services of the Chandler's Ford area by walking and cycling. The location is severed from north to south by Allbrook Way which is a fast road which does not currently have any footpath or cycle ways. Improvements would need to be explored when master planning development in this strategic location. Therefore a significant negative (- -) effect is likely. It is noted that the most southerly part of the location is just 0.2 of a mile further to Boyatt Wood Centre. Improvements to links to facilities in the location could be explored.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	This strategic location includes areas identified as part of the Hampshire County Council Mineral Consultation Area. Minerals include construction sand and river terrace deposits. Development could potentially have a minor negative (-) effect access to mineral resource is lost by development. This effect is uncertain (?) until it is determined if prior extraction of these minerals can or should be undertaken.
5.2 Will it result in the loss of higher grade agricultural land?	-	The majority of this strategic location is located within land identified as Grade 3 agricultural land. Therefore, a minor negative (-) effect is likely.
5.3 Will it use previously developed land?	-	This strategic location is located on greenfield and land; therefore, a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+	This strategic location could be suitable for providing new allotments/community farm; therefore a minor positive (+) effect could occur. The site promoter has not indicated if such provision would be included as part of development at this strategic location therefore effects are uncertain (?) at this stage.
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 part of the location is within close proximity to the M3 motorway, including Junction 12. Allbrook Way bisects the location and accommodates a high volume of fast moving traffic. These two key roads will generate noise and air pollution. The eastern part of this strategic location is overflown by aircraft banking to the west. The northern part of the location falls within an Air Quality Management Area. Therefore, a significant

SA objective/ criterion		Justification
		negative (- -) effect is likely but uncertain (?) subject to technical assessments and consideration of mitigation.
6.2 Will development increase pollution?	0	The development does not raise concerns which cannot be addressed by mitigation; therefore a negligible (0) effect is likely.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+	New open space is proposed as part of development at this strategic location. Therefore, a minor positive (+) effect is likely.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	- -?	An area of intermediate surface water flood risk is present to the centre of the strategic location to the east of Allbrook Way where there is existing body of water associated with extraction a the former brickworks and to the northern edge of the location adjacent to the M3. Therefore a significant negative (- -) effect is likely. However, the overall effect at this strategic location is uncertain (?) as the majority of the location is not within an area of flood risk and consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change; therefore a negligible (0) effect is likely.
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 Is the location within the HRA screening zone?	- -?	The strategic location is within 25m of three watercourses which are tributaries of the River Itchen. The most southern part of the location is within 200 of the River Itchen. A significant negative (- -) effect could occur, subject (?) to the outcome of HRA screening.
10.2 Is the location within 200m of a SSSI?	- -?	The strategic location is within 200m of the River Itchen SSSI; therefore, a significant negative (- -) effect is likely. The overall effect is uncertain (?) as mitigation or avoidance measures may be required.
10.3 Is the location within 200m of a Local Nature Reserve?	0	The south of the strategic location is within 200m if a Local Nature Reserve; therefore, a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	Lincolns Copse SINC and Allbrook Clay Pit SINC are both within this strategic location and Pitmore Gully Copse is adjacent to the north. Lincolns Copse SINC and Allbrook Clay Pit SINC cover much of this strategic location (approx. 10ha). A minor negative (-) effect is likely, although this is uncertain prior to obtaining information about design/layout and mitigation or enhancement opportunities.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat	-?	Significant areas of woodland are present within both the designated sites and the wider development. Waterways and the large water bodies within the clay pits are also of note and unimproved grassland is present within Allbrook

SA objective/ criterion		Justification
etc.)?		Clay Pits SINC. A minor negative (-) effect is likely, although this is uncertain (?) at this stage prior to obtaining information about design/layout and mitigation or enhancement opportunities.
10.6 Will the development adversely affect protected species?	-?	Due to the proximity of the strategic location to the Itchen and the connections to the SAC via the waterways, otter may use the sites. If fish are present within Allbrook Clay Pits otters could also visit this site to hunt. A minor negative (-) effect is likely, but is uncertain (?) prior to further obtaining further information about design/layout and mitigation or enhancement opportunities.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	The M3 Priority Biodiversity Link is present to the north and east of the strategic location. This corridor should remain clear of development in order to avoid negative impacts. A minor negative (-) effect is likely, although this is uncertain (?) at this stage prior to obtaining further information about design/layout and mitigation or enhancement opportunities.
10.8 Will the development adversely affect ancient woodland?	-?	Ancient woodland is identified within this strategic location. A minor negative (-) effect is likely, although this is uncertain (?) at this stage and is subject to consideration of design/layout and mitigation measures.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	There are a number of TPO trees at this strategic location. These are primarily in two pockets of woodland, but also in other small pockets to the edges of the location. A minor negative (-) effect is likely, although this is uncertain (?) at this stage and is subject to consideration of design/layout and mitigation measures.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	A footpath bisects the strategic location from south east to north west connecting the road Knowle Hill with the bridleway on Boyatt Lane. A route which is part of the Eastleigh Cycle Network passes through the north west of the location on Boyatt Lane. Given these opportunities to connect to the footpath and cycle network, a minor positive (+) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+	New open space is proposed as part of development at this strategic location. Therefore, a minor positive (+) effect is likely.
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?	- -	There is potential for coalescence between the settlements of Boyatt Wood and Allbrook/Otterbourne Hill; therefore a significant negative (- -) effect is likely. The overall effect is currently uncertain prior to obtaining further information on design/layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to impact on the setting of the National Park; therefore a negligible (0) effect is likely.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	- -?	Development at this strategic location could result in coalescence of settlements. Parts of this strategic location are also visually prominent and locally important. Therefore, a significant negative (- -) effect could occur; however this is uncertain prior to obtaining further information on design/layout and possible mitigation options.

SA objective/ criterion		Justification
12.4 Will it have an impact on locally important views and settings?	- ?	The area is visually sensitive due to its small size, exposed open areas and the prominent wooded high ground which are locally important. Therefore, minor negative (-) effect is likely, however this is uncertain prior to obtaining further information on design/layout and possible mitigation options.
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?	-?	Lincolns, a locally listed house, is present at this strategic location. Buildings at Lincolns Farm as also proposed for local listing. A minor negative (-) impact is likely, but is uncertain prior to consideration to obtaining further information about design/layout and possible mitigation or enhancement opportunities.

Allbrook 2 – North of Allbrook 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?	+	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+	There would appear to be scope in this location for provision of other elements of identified housing need. However the site promoter has not specified whether they propose to meet other such elements of identified housing need. Therefore a minor positive (+) effect is likely, but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	This strategic location is within 400m of Allbrook Scout Hut. It is recognised that these community facilities provide a somewhat limited range of uses at present. However increased development in the area may offer opportunities to improve these facilities. Therefore, a minor positive (+) effect is likely.
2.2 Are health facilities available locally?	-	This strategic location is over 1000m away from the nearest GP/health centre. Therefore, a significant negative (-) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	-	Development at this strategic location is unlikely to be suitable for new sports pitches on site. A minor negative (-) effect is likely.
2.4 Is public open space available locally?	+	The majority of this strategic location is within 300m of Allbrook Knoll and Allbrook Hill Recreation. Therefore a minor positive (+) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	No public rights of way cross, or are adjacent to, this strategic location. Therefore, a minor negative (-) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	-	This strategic location is more than 600m from the nearest frequent bus route; therefore a minor negative (-) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is more than 1000m from the nearest major employment centre; therefore a minor negative (-) effect is likely.
3.2 Will the proposed development contribute	-	This strategic location is not suitable for additional

SA objective/ criterion		Justification
towards meeting the need for new industrial, office or warehousing floorspace?		employment floorspace. Site promoters have not proposed employment at this location. Therefore, a minor negative (-) effect is likely.
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	No net loss of existing employment land would result in development of this strategic location; therefore, a negligible (0) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	No change in the commercial uses or other facilities in town, district or local centres currently proposed as part of development at this strategic location. Therefore, a negligible (0) effect is likely.
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 strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	This strategic location is more than 600m from the nearest frequent bus route; therefore a minor negative (-) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is more than 1000m from the nearest major employment centre; therefore a minor negative (-) effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	0	There is no employment proposed as part of development at this strategic location. Therefore, a negligible (0) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	--	This strategic location is over 1,000m away from the nearest GP/health centre. Therefore, a significant negative (-) effect is likely.
4.7 Are shopping and related services available locally?	-	This strategic location is more than 800m from the nearest shopping facilities; therefore a minor negative (-) effect is likely.
4.8 Is the location close to a Primary school?	-	This strategic location is more than 800m to the nearest primary school. Therefore a minor negative (-) effect is likely.
4.9 Is the location close to a Secondary school?	+	This strategic location is within 800m of Thornden Secondary School and within 1,600m of Crestwood School. Therefore, a minor positive (+) effect is likely.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	No public rights of way cross, or are adjacent to, this strategic location. Therefore, a minor negative (-) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no geographical barriers between the strategic location and key facilities/destinations. Therefore, a minor positive (+) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	This strategic location includes land identified as part of the HCC Minerals Consultation Area. Development could potentially have a minor negative (-) effect if access to mineral resource is lost by development.

SA objective/ criterion		Justification
		This effect is uncertain (?) until it is determined if extraction of these minerals can or should be undertaken.
5.2 Will it result in the loss of higher grade agricultural land?	-	Land at this strategic location is identified as grade 3 agricultural land; therefore, a minor negative (-) effect is likely.
5.3 Will it use previously developed land?	-	This strategic location is located on greenfield and land; therefore, a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+?	This strategic location could be suitable for providing new allotments/community farm; therefore a minor positive (+) effect could occur. The site promoter has not indicated if such provision would be included as part of development at this location therefore effects are uncertain (?) at this stage.
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	Based on information currently available, there are no significant noise generating uses which would impact on development at this strategic location and there are no AQMAs in the vicinity; therefore a negligible (0) effect is likely.
6.2 Will development increase pollution?	0	The development does not raise concerns which cannot be addressed by mitigation; therefore a negligible (0) effect is likely.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+?	The strategic location is currently a GI asset for people and biodiversity through its use as informal residential gardens. New open space is proposed as part of development at this location. Therefore, a minor positive (+) effect is likely, although this is uncertain (?) at this stage prior to obtaining further information about scale/design of any new public open space.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	The eastern edge of this strategic location is identified as at a 'less' risk of surface water flooding. Therefore a minor negative (-) effect is likely. However, the overall effect at this location is uncertain (?) as the majority of the location is not within an area of flood risk and consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change; therefore a negligible (0) effect is likely.
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 Is the location within the HRA screening zone?	- -?	The strategic location is within 25m of a watercourse which is a tributary of the River Itchen. The south

SA objective/ criterion		Justification
		western part of this location is within 200 of the River Itchen. A significant negative (--) effect could occur, subject (?) to the outcome of HRA screening.
10.2 Is the location within 200m of a SSSI?	--?	The strategic location is within 200m of the River Itchen SSSI; therefore, a significant negative (--) effect is likely. The overall effect is uncertain (?) as mitigation or avoidance measures may be required.
10.3 Is the location within 200m of a Local Nature Reserve?	0	The strategic location is not within 200m if a Local Nature Reserve; therefore, a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	0	This strategic location is unlikely to have an adverse impact on a SINC; therefore a negligible (0) effect is likely.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	0	Development at this strategic location is unlikely to have an adverse impact on sites with local nature conservation designation. Therefore, a negligible (0) effect is likely.
10.6 Will the development adversely affect protected species?	-?	Due to the proximity of the strategic location to the Itchen and the connections to the SAC via the waterways, otter may use the sites. If fish are present within Allbrook Clay Pits otters could pass through this location to hunt. A minor negative (-) could occur, however this is uncertain (?) prior to obtaining further information on design/layout and mitigation and enhancement opportunities.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	Consideration should be given to any links through the site which may be used by otters. A minor negative (-) effect could occur, but is uncertain (?) prior to obtaining further site specific information.
10.8 Will the development adversely affect ancient woodland?	0	Unlikely to have an adverse impact on ancient woodland; therefore, a negligible (0) effect is likely.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	TPO trees are present at the eastern edge of this strategic location. A minor negative (-) effect is likely, although this is uncertain (?) at this stage prior to obtaining further information on design/layout and mitigation measures.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	No public rights of way cross, or are adjacent to, this strategic location. Therefore, a minor negative (-) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+	The location is currently a GI asset for people and biodiversity through its use as informal residential gardens. New open space is proposed as part of development at this strategic location. Therefore, a minor positive (+) effect is likely, although this is uncertain (?) at this stage prior to obtaining further information about scale/design of any new public open 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?	-	Development at this strategic location will result in minor loss of gap and sense of settlement separation; therefore a minor negative (-) effect is likely.

SA objective/ criterion		Justification
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to impact the setting of the National Park; therefore a negligible (0) effect is likely.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-	The proximity to the existing older part of Allbrook, plus the elevation and visual prominence of the higher part of this strategic location could result in impact on the character of the local setting. Sensitive design and layout of development and open space could offer some mitigation of this. Overall, a minor negative (-) effect could occur, but is uncertain (?) prior to obtaining further information on design/layout.
12.4 Will it have an impact on locally important views and settings?	-	The proximity to the existing older part of Allbrook, plus the elevation and visual prominence of the higher part of this strategic location could result in impact on the character of the local setting. Sensitive design and layout of development and open space could offer some mitigation of this. Overall, a minor negative (-) effect could occur, but is uncertain (?) prior to obtaining further information on design/layout.
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	A locally listed cottage is adjacent to this strategic location. However, a negligible (0) effect is likely.

Bishopstoke 1 – North of Stoke Park Woods

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?	++	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	++	There is scope in this strategic location for provision of other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	++	The most eastern part of this strategic location is within 800m of three community facilities: Bishopstoke Guide Hut, Scout Hut and the Old School. The site promoter has stated that a new local centre would be provided at this strategic location. Therefore, a significant positive (++) effect is likely.
2.2 Are health facilities available locally?	+	A small area (approx. 0.5ha) of this strategic location is just within 1,000m of Stokewood Surgery; therefore, a minor positive (+) effect is likely. A significant majority of the location is more than 1,000m from any existing health facilities. There are recognised issues regarding capacity at the GP surgery, further work will need to be undertaken.
2.3 What effect would the development have on local provision of sports pitches and facilities?	++	There is scope in this strategic location for provision of sports pitches and facilities therefore a minor positive effect (+) could occur. Site promoters have not indicated that sports pitches would be provided as part of development at this strategic location. Therefore, the effect is uncertain (?) at this stage.
2.4 Is public open space available locally?	++	The strategic location is surrounded by publicly accessible open space: Stoke Park Woods, Upperbarn Copse and Crowdhill Copse. Site promoters have also indicated that additional public open space would be provided as part of development at this strategic location. Therefore, a significant positive (++) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	A number of bridleways cross the strategic location or are adjacent to the location. Although there is no opportunity to connect to cycle paths which form part of the Eastleigh Cycle Network, the opportunities to connect to multifunction bridleways suggest a minor positive (+) effect.
3. Develop a dynamic and diverse economy		
3. Develop a dynamic and diverse economy	-	This strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
3.1(a) Is the location close to a major rail station?	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.

SA objective/ criterion		Justification
3.1 (b) Is the location close to a minor rail station?	+	The south east of the location is just within 600m of a bus route with a 20min or better frequency (the Bluestar 2 Bus Route which connects Fair Oak to Southampton via Eastleigh) therefore a minor positive (+) effect is likely. The majority of the location is further than 600m a frequent bus route.
3.1 (c) Is the location close to a frequent bus route?	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is more than 1000m from the nearest major employment centre; therefore a minor negative (-) effect is likely. It should be noted that a small amount of employment use (10,800 m. sq.) is being considered as part development at this strategic location.
3.1 (e) Is the location close to a major employment centre?	+	12,800sq.m. of employment floorspace is proposed at this strategic location; therefore, a minor positive (+) effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	0	No net loss of existing employment land would result through development of this strategic location and additional employment is proposed by site promoters; therefore, a negligible (0) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	+	Site promoters have indicated that a new local centre could be provided with development in this strategic location. It is possible that trade from existing centres could be taken. A minor positive (+) effect is likely, however this is uncertain (?) until further information on scale/impact is available.
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 strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	+	The south east of the location is just within 600m of a bus route with a 20min or better frequency (the Bluestar 2 Bus Route which connects Fair Oak to Southampton via Eastleigh); therefore a minor positive (+) effect is likely. The majority of the location is further than 600m a frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is more than 1000m from the nearest major employment centre; therefore a minor negative (-) effect is likely. It should be noted that a small amount of employment use (10,800 m. sq.) is being considered as part development at this strategic location.
4.5(b) Will employment development at the location be close to a major population centre?	-	This strategic location is more than 1000m from the nearest major population centre; therefore, a minor negative (-) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	+	A small area (approx. 0.5ha) of this strategic location is just within 1,000m of Stokewood Surgery; therefore, a minor positive (+) effect is likely. A

SA objective/ criterion		Justification
		significant majority of the location is more than 1,000m from any exiting health facilities. There are recognised issues regarding capacity at the GP surgery, further work will need to be undertaken.
4.7 Are shopping and related services available locally?	++?	A small area (approx. 0.5ha) of this strategic location is just within 800m of Fair Oak Village Centre. A significant majority of the location is more than 800m from any existing shopping or related facilities. Site promoters have indicated that a new local centre could be provided with development at this strategic location. Therefore, a significant positive (++) effect is likely. It is possible that trade from existing centres could be taken. However, this is uncertain until further information on scale/impact is available, thus the effect is currently uncertain (?).
4.8 Is the location close to a Primary school?	++?	The south western part of this strategic location is within 800m of Stoke Park Junior School. The majority of the location is beyond 800m of an existing primary school. Site promoters have indicated that a new primary school could be provided with development at this strategic location. Therefore a significant positive (++) effect could occur.
4.9 Is the location close to a Secondary school?	0	A small area (less than 0.5ha) of this strategic location is just within 1600m of Wyvern Secondary School. Therefore a negligible (0) effect is likely. The majority of the location is beyond 1600m of a secondary school. There are recognised capacity issues at Wyvern School and further work will need to be undertaken regarding secondary school provision.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	A number of bridleways cross the strategic location or are adjacent to the location. Although there is no opportunity to connect to cycle paths which form part of the Eastleigh Cycle Network, the opportunities to connect to multifunction bridleways suggest a minor positive (+) effect.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	- -	The strategic location is somewhat separated from existing settlements of Bishopstoke and Fair Oak by Stoke Park Woods, Upperbarn Copse and Crowdhill Copse. There are some bridleways through these woods connecting into Bishopstoke and Fair Oak. However, these are not conveniently surfaced, overlooked or well-lit. They are generally only used for recreational walking. There are also significant changes in ground level through many of these wooded areas. They represent a fairly significant barrier. Therefore a significant negative (- -) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	This strategic location includes an area between Stoke Park Wood and Upperbarn Copse identified as part of the Hampshire County Council Mineral Consultation Area for its potential resource of construction sand. An area on the edge of the location to the north west is also identified as a Minerals Consultation Area for river terrace deposits and an area of Hampshire County Council Minerals Safeguarding. Development could potentially have a minor negative (-) effect as access to mineral resource is lost by development. This effect is uncertain (?) until it is determined if extraction of these minerals can or should be undertaken prior to the location being developed.
5.2 Will it result in the loss of higher grade agricultural land?	0	The majority of this strategic location is located within land identified as Grade 4 agricultural land. Therefore, a negligible (0) effect is likely.

SA objective/ criterion		Justification
5.3 Will it use previously developed land?	-	This strategic location is located on greenfield land; therefore, a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+?	This strategic location could be suitable for providing new allotments/community farm. The site promoter has not indicated if provision for this would be made. A positive effect (+) could occur however this is uncertain (?) at this stage.
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	Based on information currently available, there are no significant noise generating uses which would impact on development at this strategic location. The location is not within an AQMA. Therefore, a negligible (0) effect is likely.
6.2 Will development increase pollution?	-?	Development at this location is likely to impact on traffic flows and volumes on nearby roads and potentially to Eastleigh town, impacting on local air quality generally, with potential to impact the Eastleigh AQMA, and the nature conservation interests of the River Itchen SAC and SSSI due to pollution from traffic. However, the scale of this option suggests that development at this strategic location alone would result in a minor negative but (-) effect. A new road is proposed in combination with development at other nearby strategic locations. The effect of such a road scheme is currently uncertain (?).
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	-?	The strategic location is a greenfield site with GI assets within or adjacent to the site including bridleways and important connectivity between woodland important for biodiversity and recreation. Development at this strategic location could result in a loss of GI. However, design of development including new open space and links to the wider GI network could provide mitigation. Therefore, a minor negative (-) effect is likely although this is uncertain (?) prior to obtaining further information on design/layout.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	An area of intermediate surface water flood risk is present on the edge of the strategic location to the north west and south where fish ponds are currently located, plus a narrow strip across the location to the north. The north west of the location is also in Flood Zone 2 Therefore a significant negative (--) effect is likely. However, the overall effect at this strategic location is uncertain (?) as the majority of the site is not within an area of flood risk and consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change; therefore a negligible (0) effect is likely.
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.		

SA objective/ criterion		Justification
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		
10.1 Is the location within the HRA screening zone?	--?	The strategic location is within 25m of several watercourses which are tributaries of the River Itchen. A significant negative (--) effect could occur, subject (?) to the outcome of HRA screening and consideration of mitigation.
10.2 Is the location within 200m of a SSSI?	0	The strategic location is not within 200m of a SSSI; therefore, a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	The strategic location is not within 200m of a Local Nature Reserve; therefore, a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	A number of SINC's are adjacent to this strategic location: Stoke Park Woods, Upperbarn Copse, Crowdhill Copse, Hill Copse, Brick Kiln Copse. These are designated for their ancient woodland. In addition there is a small wet woodland: Judges Gully Copse. A key issue for development at this strategic location is the risk of significant fragmentation of these sites and the subsequent negative impacts on their biodiversity. Therefore, a minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information about design/layout and potential mitigation and enhancement opportunities.
10.5 Will the development adversely affect protected species?	--?	The strategic location is likely to be important for a number of protected species including: water voles, otters, Beckstein's bats, Great Crested newts, badgers and reptiles. There are also pockets of priority habitat at this strategic location. A significant negative (-) effect is likely although uncertain (?) prior to obtaining further information through surveys and design/layout details.
10.6 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	The strategic location is incorporated into the Stoke Park Priority Biodiversity Area. Land identified as part of the Itchen Valley Biodiversity Opportunity Area is present across the north of the location. Hedgerows at this strategic location are important for species dispersal through their connections with adjacent ancient woodland. A minor negative effect is likely (-), although this is uncertain (?) prior to further information about design/layout and potential mitigation and enhancement opportunities.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	A minor negative effect is likely (-), although this is uncertain (?) prior to further information about design/layout and potential mitigation and enhancement opportunities.
10.8 Will the development adversely affect ancient woodland?	-?	A number of SINC's designated for their ancient woodland are adjacent to this strategic location (see 10.4). A minor negative effect is likely (-), although this is uncertain (?) prior to obtaining further information about design/layout and potential mitigation and enhancement opportunities.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	Small areas of TPO trees are present adjacent to the east and west of this strategic location. However there are no TPO trees within the area of this strategic location. Therefore, a negligible (0) effect is likely.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	A number of bridleways cross the strategic location or are adjacent to the location. Although there is no

SA objective/ criterion		Justification
		opportunity to connect to cycle paths which form part of the Eastleigh Cycle Network, the opportunities to connect to multifunction bridleways suggest a minor positive (+) effect.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	-?	The strategic location is a greenfield site with GI assets within or adjacent to the site including bridleways and important connectivity between woodland important for biodiversity and recreation. Development at this strategic location could result in a loss of GI. However, design of development including new open space and links to the wider GI network could provide mitigation. Therefore, a minor negative (-) effect is likely although this is uncertain (?) prior to obtaining further information on design/layout.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-	Development at this strategic location would potentially reduce the separation between the settlements of Bishopstoke and Fair Oak, and may erode the clear separation between Fair Oak/Crowdhill and Fishers Pond/Colden Common. A minor negative (-) effect is likely.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	- -?	The character of this strategic location consists of small fields, woodland blocks with open views towards the countryside. Development at this strategic location would increase the sense of urbanisation in this area, could reduce the separation between settlements and affect views from the area surrounding the location. A significant negative (- -) effect is likely, although the scale of this impact is uncertain prior to obtaining further information on design/layout.
12.4 Will it have an impact on locally important views and settings?	- -?	Woodlands shield existing urban development from open countryside. There are open views towards the countryside on the north side of Stoke Park Woods which are sensitive to urban development. Development close to the Winchester Road will add to perceived urbanisation of the countryside behind sporadic development on the main road frontage. A significant negative (- -) effect is likely, although the scale of this impact is uncertain prior to obtaining further information on design/layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	This majority of this strategic location is within the Stoke Park Woods Deer Park, registered as a historic park and garden. Crowdhill Farmhouse, a grade II listed building is located in the east of this location. In the south west area of this location there are two possible Bronze Age Barrows and an undated enclosure. A small area in the north east of this location is within an area identified as a Medieval Fishpond. Development at this strategic location would likely have a minor negative effect (-), although this is uncertain prior to further information on design/layout.

Bishopstoke 2 – South of Bishopstoke

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?	+	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+	There would appear to be scope in this strategic location for provision of other elements of identified housing need. However, the site promoter has not specified whether they propose to meet other such elements of identified housing need. Therefore a minor positive effect (+) is likely, but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The majority of this strategic location is within either 400m or 800m of several community facilities including: Fair Oak Village Hall and youth centres. Therefore a minor positive (+) effect is likely.
2.2 Are health facilities available locally?	++	The northern part of this strategic location is within 400m of Stokewood GP surgery. Therefore, a significant positive (++) effect is likely. The central areas of the location are within 1,000m of the GP surgery. The western end of this strategic location is beyond 1,000m. There are recognised issues regarding capacity at the GP surgery, further work will need to be undertaken.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+	There is scope in this strategic location for provision of sports pitches and facilities. Site promoters have not indicated that sports pitches would be provided as part of development at this strategic location. A minor positive (+) effect could occur but is uncertain (?) prior to further information.
2.4 Is public open space available locally?	++?	This strategic location is within 300m of three areas of public open space. One of which, at Blackberry Drive, is within the identified location. It is uncertain (?) at present if development at this strategic location would result in the loss of this open space, however there is no indication from the site promoters that this would be lost. Site promoters have also indicated that public open space would be provided as part of development at this strategic location and therefore, a significant positive (++) effect is possible if this would result in a net gain of public open space.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	There are points of entry to the strategic location by footpaths to from the north, south, east and west of the location and these branch into a number of footpaths within the location. A cycle route forming part of the Eastleigh Cycle Network passes through the north east of the location. Therefore, a minor positive (+) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic location is more than 1200m from the

SA objective/ criterion		Justification
		nearest major rail station; therefore, a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	++	The north east and north west of the location is within 400m of the Bluestar 2 service which connects Fair Oak to Southampton via Eastleigh. Therefore, a significant positive (++) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is not within 1000m of a major employment centre. Therefore, a minor negative (-) effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	0	Some employment is already present at West Horton Farm, plus other small employment premises along Allington Lane. This strategic location could well be suitable for further employment floorspace. However the site promoter has not indicated if the existing employment would be retained or if any new employment would be included as part of development. Overall, a negligible (0) effect is likely, although this is uncertain (?) at this stage.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-?	Employment is present at West Horton Farm, plus other small employment premises along Allington Lane. The site promoter has not indicated if the existing employment land would be retained. The strategic location could be suitable for employment land. Overall, a negative effect could occur, but this is uncertain (?) and further information is required.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	There would be no change in the amount of commercial uses in town, district and local centres; therefore, a negligible (0) effect is likely. Development at this strategic location could increase the catchment and therefore support expansion of existing centres. This effect is uncertain prior to further information.
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 strategic locations is more than 1200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	The north east and north west of the location is within 400m of the Bluestar 2 service which connects Fair Oak to Southampton via Eastleigh. Therefore, a significant positive (++) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is not within 1,000m of a major employment centre. Therefore, a minor negative (-) effect is likely.

SA objective/ criterion		Justification
4.5(b) Will employment development at the location be close to a major population centre?	0	No significant employment use; therefore, negligible (0) effect is likely
4.6 Are health facilities available locally? (same score as 2.2)	++	The northern part of this strategic location is within 400m of Stokewood GP surgery. Therefore, a significant positive (++) effect is likely. The central areas of the location are within 1,000m of the GP surgery. The western end of this strategic location is beyond 1,000m. There are recognised issues regarding capacity at the GP surgery, further work will need to be undertaken.
4.7 Are shopping and related services available locally?	+	The north-western part of this strategic location is within 400m of Whalesmead local centre in Bishopstoke. However, the majority of the remainder of this strategic location is further than 400m but less than 800m of Whalesmead Local Centre or Fair Oak Local Centre. Therefore, a minor positive (+) effect is likely.
4.8 Is the location close to a Primary school?	++?	The north western part of this strategic location is within 800m of Stoke Park Primary School and the east of this strategic location is within 800m of Fair Oak Primary School. Site promoters have indicated that a new primary school is likely to be part of development at this strategic location. Therefore a significant positive (++) effect is likely.
4.9 Is the location close to a Secondary school?	++?	The eastern part of this strategic location is within 800m of Wyvern Secondary School. Therefore a significant positive (++) effect is likely. The majority of this strategic location is within 1,600m of Wyvern Secondary School. There are recognised capacity issues at Wyvern School and further work will need to be undertaken regarding secondary school provision. It is noted that a new secondary school as part of development west of Horton Heath, immediately to the east of this strategic location, has a resolution to permit.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	There are points of entry to the site by footpaths to from the north, south, east and west of the location and these branch into a number of footpaths within the location. A cycle route forming part of the Eastleigh Cycle Network passes through the north east of the location. Therefore, a minor positive (+) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+?	The most direct walking route would be through Whalesmead which avoids busy roads and is well let with pavements. The developer's proposals suggest that the vehicular access to the site will be via a new link road, footpath and cycle routes would need to be provided along with improved access via Allington Lane. Therefore, a minor positive (+) effect is likely. However, this is uncertain at this stage.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	Small areas are identified for Minerals Safeguarding and in the HCC Minerals Consultation Area to the north east and north west of this strategic location. Development could potentially have a minor negative (-) effect if access to mineral resource is lost by development. This effect is uncertain (?) until it is determined if extraction of these minerals can or should be undertaken prior to the location being developed
5.2 Will it result in the loss of higher grade agricultural land?	0	The majority of this strategic location is located within land identified as Grade 4 agricultural land.

SA objective/ criterion		Justification
		Therefore, a negligible (0) effect is likely.
5.3 Will it use previously developed land?	+/-	The majority of the location is previously undeveloped, however there are also land uses which include a scrap yard, brickworks and nursery. Therefore a mixed (+/-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+	This strategic location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this strategic location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to further information.
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	Based on information currently available, there would be no significant noise generating uses which would impact on development at this strategic location. The location does not fall within an AQMA. Therefore, a negligible (0) effect is likely.
6.2 Will development increase pollution?	- -?	Given the scale of the location there is likely to be a significant impact on traffic flows and volumes on nearby roads and potentially to Eastleigh town. Pollution from a significant increase in vehicles could impact local air quality generally, the Eastleigh AQMA, and the nature conservation interests of the River Itchen SAC. A new road is proposed in combination with development at other nearby strategic locations. The effect of such a road scheme is currently uncertain. A significant negative (- -) effect could occur, although is currently uncertain (?) prior to further transport assessment work and consideration of mitigation opportunities.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this strategic location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to further information on design/layout and enhancement opportunities.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	There is a small area identified as Flood Zone 2 and 3 at the southern edge of this strategic location. There are small areas of 'less' and 'intermediate' risk of surface water flooding across the location. Therefore a significant negative (--) effect is likely. However, the overall effect at this strategic location is uncertain (?) as the majority of the site is not within an area of flood risk and consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change; therefore a negligible (0) effect is likely.
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 Is the location within the HRA screening zone?	- - ?	Watercourses are present within this strategic location. A significant negative (- -) effect could occur, although this is uncertain (?) subject to the outcome of HRA screening and consideration of mitigation.
10.2 Is the location within 200m of a SSSI?	0	The strategic location is not within 200m of a SSSI; therefore, a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	The strategic location is not within 200m if a Local Nature Reserve; therefore, a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	- ?	West Horton Farm Wood SINC is designated for its wet willow and alder carr with remnants of ancient woodland. Hydrological connectivity and hedgerow networks are important to maintain the relationship with other wetland and woodland. Impacts could also occur to Quobleigh Ponds Woods SINC, outside of this strategic location, due to impact of development on hydrological connections and migratory routes for great crested newts. A minor negative (-) effect is likely, however the scale of effect is currently uncertain (?) prior obtaining to further information about design/layout and consideration of mitigation or enhancement opportunities.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	- ?	Although the majority of the grassland within the site is improved and of little biodiversity interest, some areas of semi improved grassland and fen and rush pasture has been identified. A minor negative (-) could occur, however this is currently uncertain (?) prior to obtaining further information about design/layout.
10.6 Will the development adversely affect protected species?	- ?	Several different protected species could be present at or utilise this strategic location, including but not limited to: great crested newts, bats, otters. Due to the aquatic and hedgerow connections to the SAC otter may use the sites. Historically otters have been recorded below the Allington Bridge and on the western boundary of Land West of Horton Heath and are likely to use this site. A minor negative (-) effect is likely, although uncertain (?) at this stage prior to obtaining further information about design/layout and consideration of mitigation or enhancement opportunities.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	- ?	A number of hedgerows of importance have been identified with other hedgerows assessed as of medium potential. The Itchen Valley Priority Biodiversity Area extends into the western part of the location. A minor negative (-) effect is likely, however the scale of effect is currently uncertain (?) prior to obtaining further information about design/layout and consideration of mitigation or enhancement opportunities.
10.8 Will the development adversely affect ancient	- ?	Remnants of ancient woodland are present as part of West Horton Farm Wood SINC. Hydrological connectivity and hedgerow networks are important

SA objective/ criterion		Justification
woodland?		to maintain the relationship with other wetland and woodland. A minor negative (-) effect is likely, however the scale of effect is currently uncertain (?) prior to obtaining further information about design/layout and consideration of mitigation or enhancement opportunities.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	A small area of TPO trees is present on the edge of this strategic location near to Templecombe Road. The TPO trees consists of 1 Ash and 6 Field Maple. A minor negative (-) effect could occur; however this is currently uncertain (?) prior to obtaining further information about design/layout which could incorporate or avoid effect on these trees.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	There are points of entry to the site by footpaths to from the north, south, east and west of the location and these branch into a number of footpaths within the location. A cycle route forming part of the Eastleigh Cycle Network passes through the north east of the location. Therefore, a minor positive (+) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this strategic location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-	Development may remove any residual gap between Bishopstoke and Fair Oak close to the Fair Oak Road and may erode the perceived separation of Bishopstoke/Fair Oak with development west of Horton Heath. A minor negative (-) effect is likely, however the scale of this effect is uncertain subject to obtaining further information on design/layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-	The undeveloped open character of the recreational land south of the Fair Oak Road is very vulnerable to urbanisation. The rural character of woodland and watercourses would be affected by development at this strategic location. A minor negative (-) effect is likely, however the scale of this effect is uncertain prior to obtaining further information on design/layout.
12.4 Will it have an impact on locally important views and settings?	-?	New development at this strategic location is likely to be visible from parts of Allington Lane. A minor negative (-) effect is likely, however the scale of this effect is uncertain (?) subject to further information on design/layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and		

SA objective/ criterion		Justification
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?	-?	Grade II listed buildings are present at this strategic location at the end of West Horton Lane. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information about design/layout.

Botley 1 – North east of Winchester Street

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?	+	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+	There is scope in this strategic location for provision other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The far south eastern area of this strategic location is within 400m of the Market Hall in Botley. Aside from the far north western area, most of this site is also within 800m of this community facility and the Botley Centre and the Masonic Hall to the south west. Therefore, a minor positive (+) effect is likely.
2.2 Are health facilities available locally?	++	The far south eastern area of this strategic location is within 400m of the Botley Health Centre. The rest of this strategic location is within 1.0km of this facility. Therefore, a significant positive (+) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+	There is scope in this strategic location for provision of sports pitches and facilities therefore a minor positive effect (+) could occur. Site promoters have not indicated that sports pitches would be provided as part of development at this location. Therefore this effect is uncertain (?) at this stage.
2.4 Is public open space available locally?	++	Development of this strategic location includes open space provision. In addition, this site is also within 300m of Sycamore Walk and Chestnut Walk open spaces located to the south west of this location. Therefore a significant positive (++) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	There is a footpath crossing the eastern area of this location linking the location to Winchester Street and Maddoxford Lane in Boorley Green. Therefore, a negligible (0) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	+	This strategic location is 500m to the west of Botley railway station; therefore, a minor positive (+) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is over 600m from a minor rail station; therefore a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	-	This strategic location is over 600m from any frequent bus route; therefore a minor negative (-) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is over 300m from a semi-frequent bus service; therefore, a minor negative (-) effect is likely.

SA objective/ criterion		Justification
		effect is likely.
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is over 1.0km from a major employment centre; therefore a minor negative (-) effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	6,000sq.m. of employment floorspace is proposed at this location; therefore, a positive (+) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The development of this strategic location would not result in any loss of existing employment land therefore a negligible (0) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This strategic location is identified for mixed uses but is located outside district and local centres and will therefore not result in any loss of a primary shopping area. Therefore a negligible (0) effect is likely.
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 strategic location is 500m to the west of Botley railway station; therefore, a minor positive (+) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is over 600m from a minor rail station; therefore a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	This strategic location is over 600m from any frequent bus route; therefore a minor negative (-) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is over 300m from a semi-frequent bus service; therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is over 1.0km from a major employment centre; therefore a minor negative (-) effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	+	The strategic location is approximately 900m east of the major population centre at Hedge End; therefore, a minor positive (+) effect is likely, in relation to this objective.
4.6 Are health facilities available locally? (same score as 2.2)	++	The far south eastern area of this strategic location is within 400m the Botley Health Centre. The rest of this strategic location is within 1.0km of this facility. Therefore, a significant positive (+) effect is likely.
4.7 Are shopping and related services available locally?	+	The south western area of this strategic location is within 400m of Botley village centre. Aside from the north west of the area, most of this site is also within 800m from this centre. Therefore, a minor positive (+) effect is likely.
4.8 Is the location close to a Primary school?	+	The southern area of this strategic location is within 400m of Botley Church of England Primary School. The rest of this site is within 800m of this school facility. Therefore, a minor positive (+) effect is likely.
4.9 Is the location close to a Secondary school?	0	The north western area of this strategic location is within 1.6km of Wildern Secondary School. The rest of this location is over 1.6km from any school facility; therefore, a negligible (0) effect is likely. There are recognised capacity issues at Wildern School and further work will need to be undertaken regarding secondary school provision

SA objective/ criterion		Justification
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 crossing the eastern area of this location linking the location to Winchester Street and Maddoxford Lane in Boorley Green. Therefore, a negligible (0) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	There are no significant geographical barriers on the most direct walking route to key facilities in Botley. Access to other facilities, including a secondary school in Hedge End, involves a route which is poorly lit and surfaced and of substandard width. Therefore a minor negative (-) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The south eastern area of this strategic is located in an area of potential sharp sand and gravel resource included within the Hampshire Minerals and Waste Plan 2013 Mineral Consultation Area. The south eastern area is also located on an area of River Terrace deposits, which is identified as a Consultation Area in the Hampshire Minerals and Waste Local Plan. Development at this location could prevent future mineral extraction therefore a minor negative (-) effect is likely. This effect is uncertain as the potential for effects will depend on the scale and design of development proposals and whether minerals can be extracted prior to development within the Local Plan period.
5.2 Will it result in the loss of higher grade agricultural land?	--	Most of this strategic location is located on higher quality (Grade 1 and 2) agricultural land, aside the far northern part of this location which is on medium quality (Grade 3a or b) agricultural land. Overall, a significant negative (--) effect is likely.
5.3 Will it use previously developed land?	+/-	This strategic location includes greenfield and previously developed land; therefore, a mixed-minor positive and minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+	The site is being promoted for mixed uses, including allotments. A minor positive (+) effect is therefore likely to occur.
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?	-?	There is a significant impact of noise from road traffic and the railway line and a detailed noise assessment is required to determine developable area. The proposed employment uses within this strategic location may have an impact on adjacent existing residential properties. The combination of employment and residential uses proposed are also likely to adversely impact on each other therefore site layout requires careful consideration. This location is not within an AQMA. Overall, a minor negative (-) effect is likely but uncertain (?) subject to technical assessments and consideration of mitigation.
6.2 Will development increase pollution?	-?	Development at this location is likely to impact on traffic flows and volumes on nearby roads and local air quality, including the nearby existing Air Quality Management Area (Botley). A minor negative (-) effect is likely, although is currently uncertain (?) prior to further transport assessment work and

SA objective/ criterion		Justification
		consideration of mitigation opportunities.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. Furthermore allotments, open space and a cemetery are being promoted within a mixture of uses within the site. A minor positive (+) effect is therefore likely to occur.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	<p>The north western and eastern areas of this location include a range of surface water flooding areas.</p> <p>Most of the location is subject to 'less' water flooding areas; therefore a minor negative (-) effect is likely. However, there is an area in the north west which is subject to 'more' surface water flood risk.</p> <p>Overall a significant negative (--) effect is likely. This effect is uncertain as it would depend on the ability of the design and layout of the particular development proposal to avoid or mitigate flood risk.</p>
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change therefore a negligible (0) effect is likely.
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 Is the location within the HRA screening zone?	0	This strategic location is not within the HRA screening zone; therefore a negligible (0) effect is likely.
10.2 Is the location within 200m of a SSSI?	0	This strategic location is not within 200m of a SSSI; therefore a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	This strategic location is not within 200m of a Local Nature Reserve; therefore a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	Immediately to the south of the strategic location is Botley Mill Woodland SINC designated for its wet woodland. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g.	-?	The biodiversity value of this site is somewhat diminished as the landscape is made up of large

SA objective/ criterion		Justification
Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?		fields used for arable farming. The Hamble Valley BOA lies to the east, it will be important to consider discharge of water and maintain good quality flows. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.7 Will the development adversely affect protected species?	-?	Due to the presence of Bushy Copse SINC and Botley Mill woodland SINC and their proximity to the River Hamble this strategic location may harbour species associated with wet habitats. Otter, water vole reptiles and amphibians could use the river corridor and the wet habitats, and bats could be present within the woodlands and hedges. A breeding and overwintering bird survey is likely to be required focusing on wetland and woodland birds in particular. A minor negative (-) effect could occur, but this is uncertain (?) prior to obtaining further information on design/layout.
10.6 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	The railway Priority Biodiversity Link runs along east to west along the northern part of the strategic location. It will be important that dispersal routes are kept open within this corridor and habitats enhanced. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.7 Will the development adversely affect ancient woodland?	0	Unlikely to have an adverse impact on ancient woodland; therefore, a negligible (0) effect is likely.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	No TPO trees are present within or adjacent to this location; therefore a negligible (0) effect is likely.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	There is a footpath crossing the eastern area of this location linking the location to Winchester Street and Maddoxford Lane. Therefore, a negligible (0) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. Furthermore allotments, open space and a cemetery are being promoted within a mixture of uses within the site. A minor positive (+) effect is therefore likely to occur.
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?	-?	Development at the northern end of this strategic location may diminish the separation between the settlements of Hedge End, Boorley Green and Botley. Construction of a new by-pass may also contribute to the erosion of the gap in this location. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-?	There is likely to be an effect on the undeveloped character of the landscape partially screened from Winchester Road by existing ribbon development. This strategic location is flatter towards the river valley rising at the more exposed northern end. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
12.4 Will it have an impact on locally important views and settings?	-?	Key views of this strategic location are from Winchester Road, the elevated section of the railway and from the footpath dissecting it. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
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 a Grade II listed building located within the strategic location. There is a further Grade II listed farmhouse to the north (Newhouse Farm). The eastern part of the location adjoins the Botley Conservation Area. A negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout, as effects could be mitigated.

Botley 2 – East of Hedge End

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?	+	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+	There is scope in this strategic location for provision of other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The south western area of this strategic location includes the Pavilion at Norman Rodaway District Park. Aside from the central north eastern area, most of the location is within 800m of this community facility, the Masonic Hall and Botley Centre in the north east. Therefore, a minor positive (+) effect is likely.
2.2 Are health facilities available locally?	+	The northern part of this strategic location and small areas in the south west are within 400m–1.0km of doctor's surgeries at Botley Health Centre and those within Hedge End including St Lukes. The rest of this location is more than 1.0 km from an existing healthcare facility. Therefore, a minor positive (+) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	--?	The strategic location comprises sports pitches which would be lost if this area was development. Therefore a significant negative (--) impact is likely. It is possible that replacement pitches may be identified; therefore an uncertain (?) effect is likely.
2.4 Is public open space available locally?	++?/--	<p>The development being appraised in this strategic location could include the potential expansion of Manor Farm Country Park. The expansion of this park is still uncertain and will depend upon the development proposals put forward for this location. The option is therefore assessed as having a significant positive effect with uncertainty (++?).</p> <p>In addition, this location is within 300m of several smaller public open spaces, including Precosa Road, Sengana Close and Noble Road to the west.</p> <p>Development at this strategic location would also result in the loss of Little Hatts Recreational Ground and Norman Rodway Sports Ground in the south. The location is therefore also assessed as having a significant negative effect (--) in relation to this SA objective.</p> <p>Overall, the location is therefore assessed as having a mixed significant positive with uncertainty and significant negative (++?/--).</p>

SA objective/ criterion		Justification
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	There are footpaths and bridleways adjacent to the northern, north western and southern boundaries of the location. In addition, public rights of way intersect sections of the northern and southern areas of the location. The location cannot readily be connected to the Eastleigh Cycle Network therefore, a negligible (0) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic location is over 1200m from a major railway station; therefore a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is over 600m from a minor railway station; therefore a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	-	This strategic location is over 600m from any frequent bus route; therefore a minor negative (-) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is over 300m from a semi-frequent bus service; therefore, a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is over 1.0km from a major employment centre; therefore a minor negative (-) effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This strategic location has not been favourably considered for employment as part of the SLAA. The site promoter has not stated if employment would be part of development at this location. Therefore, a minor negative (-) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The development of this strategic location would not result in any loss of existing employment land therefore a negligible (0) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This strategic location is identified for residential use only, is located outside district and local centres and would therefore not result in any loss of a primary shopping area. Therefore a negligible (0) effect is likely.
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 strategic location is over 1200m from a major railway station; therefore a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is over 600m from a minor railway station; therefore a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	This strategic location is over 600m from a frequent bus route; therefore a minor negative (-) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is over 300m from a semi-frequent bus service; therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is over 1.0km from a major employment centre; therefore a minor negative (-) effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	0	The strategic location is for residential uses only and therefore a negligible (0) effect is likely.

SA objective/ criterion		Justification
4.6 Are health facilities available locally? (same score as 2.2)	+	The northern part of this strategic location and small areas in the south west are within 400m–1.0km of doctor’s surgeries at Botley Health Centre and those within Hedge End, including St Lukes.. The rest of this location is more than 1.0 km from an existing healthcare facility. Therefore, a minor positive (+) effect is likely.
4.7 Are shopping and related services available locally?	-	This strategic location is over 800m distance to a shopping or related centre. Furthermore the Council’s site assessment form for this location did not identify any shopping facilities within 1.0km of this location; therefore, a minor negative (-) effect is likely.
4.8 Is the location close to a Primary school?	+	The north and south western areas of this strategic location are within 400m of Freegrounds Infant and Junior School and Kings Copse Primary School to the west. The rest of the location is within 800m of these primary school facilities, therefore a minor positive (+) effect is likely.
4.9 Is the location close to a Secondary school?	0	This strategic location is within 800m–1.6km of Wildern Secondary School, to the north west, therefore a negligible (0) effect is likely. There are recognised capacity issues at Wildern School and further work will need to be undertaken regarding secondary school provision.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	There are public rights of way adjacent to the northern, north western and southern boundaries of the location. In addition, public rights of way intersect sections of the northern and southern areas of the location. Therefore, a negligible (0) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no significant geographical barriers on the most direct walking route to any destination. Therefore a minor positive (+) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	This strategic location contains small areas of potential construction sand: Palaeogene, Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation. These are included within the Mineral Consultation Areas in the Hampshire Minerals and Waste Plan 2013. Development at this location could prevent future mineral extraction therefore a minor negative (-) effect is likely. This effect is uncertain as the potential for effects will depend on the scale and design of development proposals and whether minerals can be extracted prior to development within the Local Plan period.
5.2 Will it result in the loss of higher grade agricultural land?	--	The majority of this strategic location is located on higher quality (Grade 2) agricultural land, with a smaller area in the north located on medium quality (Grade 3a or b) land. Therefore, a significant negative (--) effect is likely.
5.3 Will it use previously developed land?	-	This strategic location is located on greenfield land therefore, a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+?	This strategic location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to obtaining further information.

SA objective/ criterion		Justification
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 strategic location is likely to be affected by noise from road traffic, especially associated with the new Pylands Lane Link Road which has outline planning permission, as there may be increased traffic flows. The location is not within an AQMA. A minor negative (-) effect is likely, although the scale is uncertain (?) prior to further transport assessment work and consideration of mitigation opportunities.
6.2 Will development increase pollution?	-?	Development at this location is likely to impact on traffic flows and volumes on nearby roads and impacting on local air quality. A detailed air quality assessment is required to determine impacts on existing air quality. There is evidence of a garden nursery use on the northern part of the location which raises potential pollution concerns. A minor negative (-) effect is likely, although the scale is uncertain (?) prior to further transport assessment work and consideration of mitigation opportunities.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	A small part of the central southern area of the strategic location is within Flood Zones 2 and 3. This area also includes 'intermediate' surface water flooding areas. In addition, north eastern areas of the location are subject to surface water flooding at the 'more', 'intermediate' and 'less' levels of flood risk. Overall a significant negative (--) is likely. This effect is uncertain as it would depend on the ability of the design and layout of the particular development proposal to avoidance or mitigate flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change therefore a negligible effect is likely.
8. Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.		
This objective is to be used in the appraisal of development management policies.		
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.		
This objective is to be used in the appraisal of development management policies.		
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.		

SA objective/ criterion		Justification
10.1 Is the location within the HRA screening zone?	--?	The central area of this strategic location contains a section of water course which is no further than 8km upstream of a European site therefore a significant negative (--) effect is likely. This effect is uncertain as it depends on the potential for avoidance or mitigation measures to be included in a development proposal.
10.2 Is the location within 200m of a SSSI?	--?	The southern area of this strategic location is within 200m of Upper Hamble Estuary and Woods SSSI therefore a significant negative (--) effect is likely. This effect is uncertain as it depends on the potential for avoidance or mitigation measures to be included in a development proposal.
10.3 Is the location within 200m of a Local Nature Reserve?	-?	The central area of this strategic location includes part (approx. 1.4ha) of Manor Farm Local Nature Reserve; therefore a minor negative (-) effect is likely. This effect is uncertain as it depends on the potential for avoidance or mitigation measures to be included in a development proposal.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	Tanhouse Meadow SINC lies within location, an area of damp meadow associated with the stream so hydrology will need to be considered carefully. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	This strategic location appears to contain scrub and rough grassland habitats in some parts; if these habitats are important to maintain hydrology of the site they should be protected and maintained. The Hamble PBA and BOA lie adjacent to the south. A negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.6 Will development adversely affect protected species?	-?	This strategic location contains a stream, rough grassland scrub and meadow habitat and is likely to harbour a number of species. Otter, water vole, bat and grass snake could use the stream and all reptile species could reside or forage within the grassland. The location may provide foraging habitat for badger species. A breeding bird survey will be essential for this location. A minor negative (-) effect could occur, but this is uncertain (?) prior to obtaining further information on design/layout.
10.6 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	Wildern Priority Biodiversity Link lies adjacent to the northern end of this location. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.7 Will the development adversely affect ancient woodland?	-?	Ancient woodland is identified adjacent to this location at Gould Copse which lies to the east and Catland/Fosters/Bottom Copses, although there is

SA objective/ criterion		Justification
		no indication that loss of this ancient woodland is proposed. A minor negative (-) effect is likely, although this is uncertain (?) at this stage and is subject to consideration of design/layout and mitigation measures.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	No TPO trees are present within or adjacent to this location; therefore a negligible (0) effect is likely.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	There are footpaths and bridleways adjacent to the northern, north western and southern boundaries of the location. In addition, public rights of way intersect sections of the northern and southern areas of the location. The location cannot readily be connected to the Eastleigh Cycle Network therefore, a negligible (0) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+?	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	Development in this strategic location would extend the existing urban edge of Hedge End to the east. It would diminish the gap between Botley and Hedge End as perceived from roads and footpath close to this location. A minor negative (-) effect is likely, although the scale is uncertain (?) prior to further transport assessment work and consideration of mitigation opportunities.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-?	It likely that there would be an effect on the predominately undeveloped character of low lying agricultural fields and recreational land wrapping around the eastern edge of the Hedge End settlement. A minor negative (-) effect is likely, although the scale is uncertain (?) prior to further transport assessment work and consideration of mitigation opportunities.
12.4 Will it have an impact on locally important views and settings?	-?	This strategic location can be viewed from parts of the Hedge End/Botley Road, the existing urban edge, parts of Brook Lane and the footpaths between the two settlements. A minor negative (-) effect is likely, although the scale is uncertain (?)

SA objective/ criterion		Justification
		prior to further transport assessment work and consideration of mitigation opportunities.
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 at this strategic location is unlikely to have an impact on heritage assets (0).

Eastleigh 1 – Eastleigh Riverside

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?	?	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved on a residential element of a mixed use scheme. However it is uncertain (?) what the overall amount of new housing is likely to be at this time until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	?	It is uncertain (?) at this time where there is scope in this location for provision of other elements of identified housing need. Site promoter has not proposed to meet other such elements of identified housing need.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The north western area of this strategic location is within 400m of several community halls including Centre 66, Eastleigh College Education Avenue and the Masonic Centre. In addition, the Swan Centre Library is also located to the north west of the location. Therefore, a minor positive (+) effect is likely.
2.2 Are health facilities available locally?	++	The northern western area of this strategic location is within 400m of St Andrews Surgery, Eastleigh Health Centre and Genix Healthcare Dental Clinic. Aside from a small southern area, the rest of this strategic location is also within 1.0km of these healthcare facilities. Therefore, a significant positive (++) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	This strategic location is for some residential and employment use and does not involve existing sports pitches and facilities; therefore a negligible (0) effect is likely.
2.4 Is public open space available locally?	--/+	<p>The north-eastern areas of this strategic location are within 300m of Leigh road recreational facility and The Hub recreational facility. Therefore a minor positive (+) effect is likely in relation to this SA objective. However, the southern area of this strategic location includes Campbell Road recreational facility. Therefore a significant negative (--) effect could occur, although this is uncertain prior to obtaining further information on layout/design.</p> <p>Overall the location is therefore assessed as having a mixed minor positive and significant negative effect (+/--).</p>
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	There are no footpath or cycle paths crossing this location or adjacent to its boundary; therefore a minor negative (-) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	++	Eastleigh railway station is immediately adjacent to the north western area of this strategic location and Southampton Airport Parkway station is approximately 1.2km south west of the location.

SA objective/ criterion		Justification
		Therefore, a significant positive (++) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is over 600m from a minor rail station; therefore a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	++	The north western area of this strategic location is within 400m of the Bluestar 2: Fair Oak-Bishopstoke-Eastleigh-Stoneham-Southampton bus route. Apart from an area in the south, the rest of this strategic location is also within 600m of this bus route. Therefore, a significant positive (++) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	+	The north western area of this strategic location is within 400m of the Bluestar 5: Eastleigh to Boyatt Wood only. Apart from an area in the south, the rest of this strategic location is also within 600m of this bus route. Therefore, a minor positive (+) effect is likely.
3.1 (e) Is the location close to a major employment centre?	++	This strategic location is for mixed uses, including residential development and this location includes the Eastleigh Riverside employment centre and is adjacent to the eastern side of the employment opportunities in Eastleigh town centre. Therefore, a significant positive (++) effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	Development here is likely to involve replacing existing employment floorspace rather than any significant additional floorspace. This floorspace has the potential to meet future specific needs. Therefore a minor positive (+) effect is likely.
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	This strategic location consists of existing industrial units and the proposed use includes some residential facilities. However, the Council has identified that proposals will include the replacement of existing employment floorspace. Therefore, a negligible effect (0) is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This strategic location is for mixed uses, including employment. It is located outside any district or town centre and therefore will not result in any loss of the primary shopping area or an increase in the amount of commercial uses in town, district or local centres. It is assumed that this strategic location for employment would not be used for commercial uses that would be more sustainably located in the town, district or local centres. Therefore, a negligible (0) effect is likely.
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)	++	Eastleigh station is immediately adjacent to the north western area of this strategic location and Southampton Airport Parkway station is approximately 1.2km south west of the location. Therefore, a significant positive (++) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is over 600m from a minor rail station; therefore a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	The north western area of this strategic location is within 400m of the Bluestar 2: Fair Oak-Bishopstoke-Eastleigh-Stoneham-Southampton bus route. Apart from an area in the south, the rest of this strategic location is also within 600m of this bus

SA objective/ criterion		Justification
		route. Therefore, a significant positive (++) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	The north western area of this strategic location is within 400m of the Bluestar 5: Eastleigh to Boyatt Wood bus route. Apart from an area in the south, the rest of this strategic location is also within 600m of this bus route. Therefore, a minor positive (+) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	++	This strategic location is proposed for mixed uses, including residential development. This location includes the Eastleigh Riverside employment centre and is adjacent to the employment opportunities available at Eastleigh town centre. Therefore, a significant positive (++) effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	++	This strategic location is proposed for mixed uses, including employment and is adjacent to the eastern area of a major population centre at Eastleigh; therefore a significant positive (++) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	++	The northern western area of this strategic location is within 400m of St Andrews Surgery, Eastleigh Health Centre and Genix Healthcare Dental Clinic. Aside from a small southern area, the rest of this strategic location is also within 1.0km of these healthcare facilities. Therefore, a significant positive (++) effect is likely.
4.7 Are shopping and related services available locally?	+	The north western area of this strategic location is adjacent to Eastleigh town centre. In addition, the far north eastern area is within 800m of Bishopstoke's Riverside district centre. Aside from an area in the south, the rest of this strategic location is also within 800m of Eastleigh town centre. Therefore, a minor positive (+) effect is likely.
4.8 Is the location close to a Primary school?	+	This strategic location is for mixed uses, including residential development. Part of the western area is located within 400m of Cherbourg Primary School. The western half of this location is also within 800m of Cherbourg Primary, Norwood Primary School and The Crescent County Junior and Infant School. Therefore, a minor positive (+) effect is likely.
4.9 Is the location close to a Secondary school?	+	This strategic location is for mixed uses, including residential development and part of the western area is located within 800m of Quilleys School of Engineering. The rest of this location is within 1.6km of Crestwood College for Business and Enterprise to the north. Therefore, a minor positive (+) effect is likely.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no footpath or cycle paths crossing this location or adjacent to its boundary; therefore a minor negative (-) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The London-Weymouth railway line acts as a physical barrier between the strategic location and the key facilities and destination of Eastleigh town. There is currently a single bridge over the railway line at this location. Therefore a minor negative (-) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The central area of this strategic location includes an Aggregate Recycling Site. In addition, a very small area in the north east is located in an area of Sharp Sand and Gravel Resource. Both sites have been safeguarded in the Hampshire Minerals and Waste

SA objective/ criterion		Justification
		Plan 2013. Development at this location could prevent future mineral extraction therefore a minor negative (-) effect is likely. This effect is uncertain as the potential for effects will depend on the scale and design of development proposals and whether minerals can be extracted prior to development within the Local Plan period.
5.2 Will it result in the loss of higher grade agricultural land?	0	This strategic location is not classified as agricultural land, aside from the eastern area, which is located on lower agricultural quality (Grade 4) land. Therefore, a negligible effect (0) is likely.
5.3 Will it use previously developed land?	++	This strategic location consists of existing industrial units; therefore a significant positive (++) effect is likely.
5.4 Will it deliver or support allotments or community farms?	-	This strategic location is unlikely to be suitable for allotments or a community farm given its location and its proposed use for employment with some residential development. There a minor negative (-) effect is likely.
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 strategic location falls within an Air Quality Management Area (Eastleigh) and is therefore already likely to be impacted by poor air quality. This location is also likely to be significantly affected by noise and air pollution from the railway line and aircraft. Formerly part of the railway works and airport land, a detailed site investigation is required. Although mostly employment uses are being proposed, some residential development is also proposed. It may be possible for the impacts to be mitigated through remedial measures. Therefore a significant negative (--) effect is likely but uncertain (?) subject to technical assessments and consideration of mitigation.
6.2 Will development increase pollution?	--?	Due to the scale of the proposed development and the types of uses proposed and their associated vehicle movements, emissions are likely to significantly affect the nearby existing Air Quality Management Area. A detailed air quality assessment is therefore required to determine impacts on existing air quality. The proposed uses are also likely to have a significant noise impact on existing residential properties due to vehicle movements associated with them. A detailed noise assessment is required and site access needs careful consideration. Therefore a significant negative (--) effect is likely but uncertain (?) subject to technical assessments and consideration of mitigation.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+	This strategic location is an existing industrial area with very limited green infrastructure. There may be some scope to secure new and improved green infrastructure within the area as part of its redevelopment. A minor positive (+) effect could occur, however this is uncertain (?) at this stage

SA objective/ criterion		Justification
		prior to obtaining further information on design/layout and enhancement opportunities.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	This strategic location contains areas of surface water flooding; most of these are identified of 'less' surface water risk. Therefore a minor negative (-) is likely. This effect is uncertain as it would depend on the ability of the design and layout of the particular development proposal to avoid or mitigate flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change therefore a negligible effect is likely.
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 Is the location within the HRA screening zone?	- -?	The north eastern area of this strategic location is within 200m of the River Itchen SAC. Therefore a significant negative (- -) effect is likely. This effect is uncertain (?) as it depends on the potential for avoidance or mitigation measures to be included in a development proposal.
10.2 Is the location within 200m of a SSSI?	- -?	The north eastern area of this strategic location is within 200m of the River Itchen SSSI. Therefore a significant negative (- -) effect is likely. This effect is uncertain (?) as it depends on the potential for avoidance or mitigation measures to be included in a development proposal.
10.3 Is the location within 200m of a Local Nature Reserve?	0	This strategic location is not within 200m of any Local Nature Reserves; therefore a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	0	Unlikely to have an adverse impact on a SINC; therefore, a negligible (0) effect is likely.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	0	Unlikely to have an adverse impact on local designations of nature conservation value.
10.6 Will the development adversely affect protected species?	-?	This is an urban site with no opportunities for ground dwelling species. However, due to the proximity of the river, bats could be roosting within buildings if in a poor state of repair. A potentially minor negative (-), but uncertain effect is therefore identified.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	0	Unlikely to have an adverse impact on the biodiversity network therefore, a negligible (0) effect is likely.
10.8 Will the development adversely affect ancient woodland?	0	Unlikely to have an adverse impact on ancient woodland therefore, a negligible (0) effect is likely.
11. Enhance the Borough's multifunctional green infrastructure networks.		

SA objective/ criterion		Justification
11.1 Will the development affect TPO trees	0	There are no TPO trees in this strategic location therefore a negligible effect is likely
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	There are no footpath or cycle paths crossing this location or adjacent to its boundary; therefore a minor negative (-) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+	This strategic location is an existing industrial area with very limited green infrastructure. There may be some scope to secure new and improved green infrastructure within the area as part of its redevelopment. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	Development in this location is unlikely to adversely affect the separation of settlements. Therefore a negligible (0) effect is likely.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this location is unlikely to have an impact on the National Park. Therefore a negligible (0) effect is likely.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	0	Development at this location is unlikely to have an impact on the character of the countryside, coast, towns or villages. Therefore a negligible (0) effect is likely.
12.4 Will it have an impact on locally important views and settings?	0	Development in this location is unlikely to have an impact on locally important views or settings. Therefore a negligible (0) effect is likely.
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	There are no heritage assets that would be affected through the development of this location. Therefore a negligible (0) effect is likely.

Eastleigh 2 – Northern Business Park

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	0	This strategic location is for employment use only; therefore a negligible (0) effect is likely.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	0	This strategic location is for employment use only; therefore a negligible (0) effect is likely.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	This strategic location is for employment use only; therefore a negligible (0) effect is likely.
2.2 Are health facilities available locally?	+	St Andrews Surgery is within 1.0km to the north of this strategic location; therefore a minor positive (+) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	0	This strategic location is for employment use only and does not involve existing sports pitches and facilities; therefore a negligible (0) effect is likely.
2.4 Is public open space available locally?	--/+	Campbell Road recreational space is adjacent to the northern area of this location. Therefore, a minor positive (+) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	There is an existing footpath adjacent to the southern and eastern area of this strategic location, linking the location to Bishopstoke Road and the watercourse north of Itchen Valley Park; therefore a minor positive (+) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	+	Southampton Airport Parkway station is approximately 815m south west of this location and Eastleigh station is located 1.0km to the north of this strategic location. Therefore, a minor positive (+) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is over 600m from a minor rail station; therefore a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	+	A small area of the north western edge of this strategic location is within 600m of the Bluestar 2: Fair Oak-Bishopstoke-Eastleigh-Stoneham-Southampton bus route. Therefore, a minor positive (+) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is over 300m from a semi-frequent bus route; therefore a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	0	This strategic location is for employment use only and as such is unlikely to affect this objective; therefore a negligible (0) effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	40,000sq.m. of employment floorspace is proposed at this location; therefore, a minor positive (+) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The development of this strategic location will not result in any loss of existing employment land therefore a negligible (0) effect is likely.

SA objective/ criterion		Justification
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This strategic location is identified for employment use only and is located outside district and local centres. It will therefore not result in any loss of a primary shopping area or an increase in the amount of commercial uses in town, district or local centres. This assumes that this strategic location for employment would not be used for commercial uses that would be more sustainably located in the town, district or local centres. Therefore a negligible (0) effect is likely.
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)	+	Southampton Airport Parkway station is approximately 815m south west of this location and Eastleigh station is located 1.0km to the north of this strategic location. Therefore, a minor positive (+) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is over 600m from a minor rail station; therefore a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	+	A small area of the north western edge of this strategic location is within 600m of the Bluestar 2: Fair Oak-Bishopstoke-Eastleigh-Stoneham-Southampton bus route. Therefore, a minor positive (+) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is over 300m from a semi-frequent bus route; therefore a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	0	This strategic location is for employment use only and as such is unlikely to affect this objective; therefore a negligible (0) effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	++	This strategic location is approximately 400m east of a major population centre at Eastleigh; therefore, a significant positive (++) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	+	St Andrews Surgery is less than 1.0km to the north of this strategic location; therefore a minor positive (+) effect is likely.
4.7 Are shopping and related services available locally?	-	The strategic location is more than 800m from the nearest shopping and related service area. Furthermore, the Council's SLAA site assessment form for this location, did not identify any shopping facilities within 1.0km of this location; therefore, a minor negative (-) effect is likely.
4.8 Is the location close to a Primary school?	0	This strategic location is for employment use only; therefore a negligible (0) effect is likely.
4.9 Is the location close to a Secondary school?	0	This strategic location is for employment use only; therefore a negligible (0) effect is likely.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	There is an existing footpath adjacent to the southern and eastern area of this strategic location, linking the location to Bishopstoke Road; therefore a minor positive (+) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	--	Railway lines and Southampton Airport act as a significant physical barrier between this site and key facilities/destinations. There are currently no footways accessing the site. Therefore a significant negative (--) effect is likely.

SA objective/ criterion		Justification
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	This strategic location is located on the western periphery of an area identified for its potential sharp sand and gravel resource in the Hampshire Minerals and Waste Plan 2013. This strategic location also includes River Terrace deposits in the southern and eastern areas and is close to the Eastleigh Railway Aggregates Terminal in the north. These are both also identified as Consultation Areas in the Hampshire Minerals and Waste Plan 2013. Development at this strategic location could prevent future mineral extraction therefore a minor negative (-) effect is likely. This effect is uncertain as the potential for effects will depend on the scale and design of development proposals and whether minerals can be extracted prior to development within the Local Plan period.
5.2 Will it result in the loss of higher grade agricultural land?	0	This strategic location is not classified as agricultural land therefore a negligible (0) effect is likely.
5.3 Will it use previously developed land?	-	The location has not been previously developed; therefore a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	-	This strategic location is unlikely to be suitable for allotments or a community farm given its location and its proposed use for employment. Therefore a minor negative (-) effect is likely.
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 strategic location was part of the railway works and airport land and could be significantly affected by noise from aircraft and industrial uses, therefore a detailed site investigation is required to understand the potential impact and mitigation required. Due to the commercial uses being proposed at this strategic location, the impact should be able to be managed through remedial measures. This location is adjacent to but not within Eastleigh AQMA. Overall, due to the proposed employment use of this location, a minor negative (-) effect is likely but uncertain (?) subject to technical assessments and consideration of mitigation.
6.2 Will development increase pollution?	--?	Due to the scale of the proposed development and the types of uses proposed and their associated vehicle movements, emissions could have a significant effect on the nearby existing Air Quality Management Area. A detailed air quality assessment is therefore required to determine impacts on existing air quality. The proposed uses are also likely to have a significant noise impact on existing residential properties due to vehicle movements associated with them. A detailed noise assessment is required and site access needs careful consideration. Therefore a significant negative (--) effect is likely but uncertain (?)

SA objective/ criterion		Justification
		subject to technical assessments and consideration of mitigation.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+	There may be potential for some new green infrastructure as part of development at this location although this has not been actively promoted across the site as yet. Therefore, a minor positive but uncertain (+) effect is likely.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-	This strategic location contains areas of surface water flooding; most of these are identified of 'less' surface water risk. Therefore a minor negative (-) is likely. This effect is uncertain as it would depend on the ability of the design and layout of the particular development proposal to avoid or mitigate flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change therefore a negligible (0) effect is likely.
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 Is the location within the HRA screening zone?	--	There is a watercourse within the south eastern area of this strategic location, which is no further than 8km upstream of a European site. In addition, River Itchen SAC is within 200m of the eastern area of this location. Therefore a significant negative (--) effect is likely. This effect is uncertain as it depends on the potential for avoidance or mitigation measures to be included in a development proposal.
10.2 Is the location within 200m of a SSSI?	--	The River Itchen SSSI adjoins the southern and eastern boundaries of this strategic location. Therefore a significant negative (- -) effect is likely. This effect is uncertain (?) as it depends on the potential for avoidance or mitigation measures to be included in a development proposal.
10.3 Is the location within 200m of a Local Nature Reserve?	0	There are no Local Nature Reserves within 200m of this strategic location; therefore a negligible (0) effect is likely in relation to this SA objective.

SA objective/ criterion		Justification
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	0	Unlikely to have an adverse impact on a SINCR; therefore, a negligible (0) effect is likely.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	Whilst this location is largely urban in nature it does contain what appears to be wet rough grassland associated with the Barton River. This should be retained to buffer the river and ensure no loss of important habitats. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.6 Will the development adversely affect protected species?	-?	The wet grassland and river banks could harbour water vole and provide foraging and movement corridors for otter, bats and grass snake. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	0	Unlikely to have an adverse impact on the biodiversity network therefore a negligible (0) effect is likely.
10.8 Will the development adversely affect ancient woodland?	0	Unlikely to have an adverse impact on ancient woodland therefore a negligible (0) effect is likely.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees	0	There are no TPO trees in this strategic location therefore a negligible effect is likely.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	There is an existing footpath adjacent to the southern and eastern area of this strategic location, linking the location to Bishopstoke Road; therefore minor positive (+) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+	There may be potential for some new green infrastructure as part of development at this location although this has not been actively promoted. Therefore, a minor positive but uncertain (+?) effect is likely.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	Development at this strategic location is not likely to have any effect on settlement identity or the gaps between settlements so a negligible impact is recorded
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park therefore a negligible effect is likely.

SA objective/ criterion		Justification
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-?	This location forms part of the landscape character area 4 which is defined by the open landscape of the airfield, enclosed to the east from the remaining part of the Itchen valley by a strong belt of vegetation. Development of the open land at the northern end of the airfield will change the character of the area, but in the context of adjoining industrial and airport related uses. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design and layout.
12.4 Will it have an impact on locally important views and settings?	-?	Views of the area are presently largely limited to airport users and rail passengers. Wider visual effects depend on the future level of site access and the scale of the buildings which may be built. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
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?	-?	Two pillboxes are within this location. A minor negative effect could occur (-) however this is uncertain prior to obtaining further information on design/layout.

Fair Oak 1 – North of Fair 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?	++	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	++	There is scope in this strategic location for provision of other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	++	The south and west of the strategic location is within 400m of a range of community facilities including Fair Oak Library, Scout Hut and Social Club. The site promoter has indicated that improvements would be made to the existing local centre nearby as part of development at this strategic location. Therefore, a significant positive (++) effect is likely.
2.2 Are health facilities available locally?	+	The south west of the location (less than 3ha) is just within 1000m of Stokewood Surgery; therefore, a minor positive (+) effect is likely. A significant majority of the location is more than 1000m from any existing health facilities. Provision for a remote consulting room has been made at the development currently being built to the west of Winchester Road (Crowdhill). There are recognised issues regarding capacity at the GP surgery, further work will need to be undertaken.
2.3 What effect would the development have on local provision of sports pitches and facilities?	++	This strategic location could be suitable for provision of on-site sports pitches and facilities. The site promoter has not indicated if such provision will be made as part of development at this strategic location. Therefore, a minor positive (+) effect could occur, however this is uncertain (?) at this stage.
2.4 Is public open space available locally?	++	The location within either 300m or 800m of a number of areas of public open space. Site promoters have also indicated that additional public open space would be provided as part of development at this strategic location. Therefore, a significant positive (++) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	Bridleways bisect the location north to south and east to west. There are no opportunities to connect directly to the Eastleigh Cycle Network. However, a cycle route forming part of the network is approx. 600m from the edge of the location along Winchester Road and Bishopstoke Road and opportunities to improve connections could be explored. Overall, a negligible (0) effect is likely, although this is currently uncertain prior to further information about opportunities to improve links.

SA objective/ criterion		Justification
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic location is more than 1200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	++	The route for the Bluestar 2 Bus Route which connects Fair Oak to Southampton via Eastleigh travels adjacent to the western edge of this strategic location. Therefore, a significant positive (++) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is more than 1000m from the nearest major employment centre; therefore a minor negative (-) effect is likely. It should be noted that a small amount of employment use (6,400 m. sq.) is being considered as part development at this strategic location.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	6,400sq.m. of employment floorspace is proposed at this strategic location; therefore, a minor positive (+) effect is likely. It is noted that this is quite a small amount of employment when considering the scale of development at this strategic location and likely need for employment floorspace.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	Development at this strategic location would not result in a net loss of existing employment land. This strategic location has potential for use for employment land and site promoters have indicated a small amount of employment (6,400sq.m.) would be included as part of development at this strategic location. Overall, a negligible (0) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	+	Site promoters have indicated that there could be improvements to the existing Fair Oak Centre as part of development at this strategic location. Development would also increase catchment of these areas. Therefore, a minor positive (+) effect is likely.
3. 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 strategic location is more than 1200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	The route for the Bluestar 2 Bus Route which connects Fair Oak to Southampton via Eastleigh travels adjacent to the western edge of this strategic location. Therefore, a significant positive (++) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.

SA objective/ criterion		Justification
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is more than 1000m from the nearest major employment centre; therefore a minor negative (-) effect is likely. It should be noted that a small amount of employment use (6,400 m. sq.) is proposed as part of development at this strategic location.
4.5(b) Will employment development at the location be close to a major population centre?	-	This strategic location is more than 1000m from the nearest major population centre; therefore, a minor negative (-) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	+	The south west of the location (less than 3ha) is just within 1000m of Stokewood Surgery; therefore, a minor positive (+) effect is likely. A significant majority of the location is more than 1000m from any existing health facilities. Provision for a remote consulting room has been made at the development currently being built to the west of Winchester Road (Crowdhill). There are recognised issues regarding capacity at the GP surgery, further work will need to be undertaken.
4.7 Are shopping and related services available locally?	++	The majority of the location to the south and west is within either 400m or 800m of Fair Oak Village Centre. The site promoter has indicated that improvements would be made to the existing local centre nearby as part of development at this strategic location.
4.8 Is the location close to a Primary school?	++?	This strategic location is more than 800m from the nearest primary school. Site promoters have indicated that a new primary school could be provided with development at this strategic location. Therefore, a significant positive (++) effect is likely, albeit uncertain (?) prior to further information on development proposals for this strategic location.
4.9 Is the location close to a Secondary school?	++?	The southern part of this strategic location is within 1600m of Wyvern Secondary School. There are recognised capacity issues at Wyvern School. Site promoters have indicated that a new secondary school could be provided with development at this strategic location in combination with other options for strategic development nearby in Fair Oak and Bishopstoke. Therefore, a significant positive (++) effect is likely, albeit uncertain (?) prior to further information on development proposals for this strategic location.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	Bridleways bisect the strategic location north to south and east to west. There are no opportunities to connect directly to the Eastleigh Cycle Network. However, a cycle route forming part of the network is approx. 600m from the edge of the location along Winchester Road and Bishopstoke Road and opportunities to improve connections could be explored. Overall, a negligible (0) effect is likely, although this is currently uncertain prior to further information about opportunities to improve links.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	Whilst the two existing roads bordering the site have pavements extending from the site to Fair Oak district centre, Winchester Road is a busy road which may require additional crossing points. Therefore, a minor negative (-) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	This strategic location includes areas identified as a Minerals Consultation Area to the south and north west. A small area identified for Minerals

SA objective/ criterion		Justification
		Safeguarding is located on the western edge. Development could potentially have a minor negative (-) effect access to mineral resource is lost by development. This effect is uncertain (?) until it is determined if extraction of these minerals can or should be undertaken prior to the location being developed
5.2 Will it result in the loss of higher grade agricultural land?	0	The majority of this strategic location is located within land identified as Grade 4 agricultural land. Therefore, a negligible (0) effect is likely.
5.3 Will it use previously developed land?	-	The majority of this strategic location is located on greenfield and land; therefore, a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+	This strategic location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this strategic location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to further information.
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?	-?	There are no AQMAs which will directly affect this strategic location. To the south east of Fair Oak, there are existing and granted B2 and mineral uses, and an operational landfill gas utilisation plant at the restored Fair Oak Landfill which. Such land uses have the potential to give rise to noise impacts at night and to air pollution/odour. Such effects are however likely to be mitigated through existing environmental permitting requirements, without which such plant would not be able to operate. Therefore, any noise or odour impacts associated with the landfill site are more likely to arise during accidental conditions (i.e. plant break down) as oppose to being associated with normal operational conditions. a minor negative (-) effect could occur; however this is uncertain prior to obtaining further information on design/layout and mitigation opportunities.
6.2 Will development increase pollution?	- -?	There is likely to be land contamination from previous/current uses at this strategic location and remedial measures may be required. Given the scale of the location there is likely to be a significant impact on traffic flows and volumes on nearby roads and potentially to Eastleigh town, impacting on local air quality generally and with potential to impact the Eastleigh AQMA and the nature conservation interests of the River Itchen SAC. Therefore, a significant negative (- -) effect could occur. A new road is proposed in combination with development at other nearby strategic locations. The effect of such a road scheme is currently uncertain (?).
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	-?	The strategic location is a greenfield site with GI assets within or adjacent to the site including bridleways and woodland. Development at this strategic location could result in a loss of GI. However, design of development including new open space and links to the wider GI network could provide mitigation and perhaps opportunities for enhancement. Therefore, a minor negative (-) effect is likely, although this is uncertain (?) at this stage.

SA objective/ criterion		Justification
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	Some narrow strips of land identified as at an 'intermediate' risk of surface water flooding are present at this strategic location. Therefore, a significant negative (--) effect is likely. However, the overall effect at this strategic location is uncertain (?) as the majority of the site is not within an area of flood risk and consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change; therefore a negligible (0) effect is likely.
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 Is the location within the HRA screening zone?	--?	The strategic location is within 25m of four watercourses which are tributaries of the River Itchen. A significant negative (- -) effect could occur, although this is uncertain (?) subject to the outcome of HRA screening and consideration of mitigation.
10.2 Is the location within 200m of a SSSI?	0	The location is not within 200m of a SSSI; therefore, a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	The location is not within 200m of a Local Nature Reserve; therefore, a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	--?	This strategic location is south of Chestnut Gully Woods SINC and Park Hills Wood SINC and surrounds Hall lands Copse SINC. Gore Copse SINC is located on the south eastern edge of this strategic location. These SINC's are designated for their ancient woodland. These woodland SINC's are generally well connected via a relatively complete hedgerow network. Development at this strategic location could block species dispersal by severing these hedgerow connections if not sensitively designed. Due to the woods' size the biodiversity value of both sites is likely to become severely impacted if fragmentation occurs. Development at this strategic location could result in a significant negative (- -) effect although this is uncertain (?) prior to obtaining further information on design/layout and mitigation and enhancement opportunities.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	This strategic location is primarily comprised of agricultural land recorded as improved grassland within historic surveys. However, to the north, adjacent to the ancient woodland block semi improved grassland has been recorded. Development at this strategic location would likely result in a minor negative (-) effect although this is uncertain (?) prior to obtaining further information on design/layout and mitigation and enhancement opportunities.

SA objective/ criterion		Justification
10.6 Will the development adversely affect protected species?	-?	Several different protected species could be present at or utilise this strategic location, including but not limited to: great crested newts, bats, otters. Due to the aquatic and hedgerow connections to the SAC, otter may use the sites. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design/layout and opportunities for mitigation and enhancement.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	The hedgerow network appears to be very complete, with a complex of small fields interspersed with woodland. This network is likely to be important under the Hedgerows Regulations and is connecting habitat for the woodlands and important to species dispersal. Development at this strategic location would likely result in a minor negative (-) effect although this is uncertain (?) prior to obtaining further information on design/layout and mitigation and enhancement opportunities.
10.8 Will the development adversely affect ancient woodland?	- -?	This strategic location is south of Chestnut Gully Woods SINC and Park Hills Wood SINC and surrounds Hall lands Copse SINC. Gore Copse SINC is located on the south eastern edge of this strategic location. These SINC's are designated for their ancient woodland. These woodland SINC's are generally well connected via a relatively complete hedgerow network. Development at this strategic location could block species dispersal by severing these hedgerow connections if not sensitively designed. Due to the woods' size the biodiversity value of both sites is likely to become severely impacted if fragmentation occurs. Development at this strategic location would likely result in a significant negative (- -) effect although this is uncertain (?) prior to obtaining further information on design/layout and mitigation and enhancement opportunities.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	A small area of TPO trees is present in the west of the strategic location. There are also a number of small areas of TPO trees adjacent to this strategic location in the south east, south west and north west. A minor negative (-) effect could occur, but uncertain (?) prior to obtaining further information on design/layout.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	Bridleways bisect the location north to south and east to west. There are no opportunities to connect directly to the Eastleigh Cycle Network. However, a cycle route forming part of the network is approx. 600m from the edge of the location along Winchester Road and Bishopstoke Road and opportunities to improve connections could be explored. Overall, a negligible (0) effect is likely, although this is currently uncertain prior to obtaining further information about opportunities to improve links.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	-?	The strategic location is a greenfield site with GI assets within or adjacent to the site including bridleways and woodland. Development at this strategic location could result in a loss of GI. However, design of development including new open space and links to the wider GI network could provide mitigation and perhaps opportunities for enhancement. Therefore, a minor negative (-)

SA objective/ criterion		Justification
		effect is likely, although this is uncertain at this stage (?).
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?	-	At present, existing woodland and topography creates a clear separation of settlements on their northern side. Development at this strategic location would potentially reduce the separation between the settlements of Bishopstoke and Fair Oak, and may erode the clear separation between Fair Oak/Crowdhill and Fishers Pond/Colden Common. A minor negative (-) effect is likely, although this is uncertain prior to obtaining further information on design/layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	- -?	Development at this strategic location would alter the character of the rising, open, undeveloped fields to the east of Winchester Road by increasing the sense of urbanisation in the area. A significant negative (- -) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout.
12.4 Will it have an impact on locally important views and settings?	-?	New development on high ground would be highly visible from the west, from Knowle Hill Park and from rights of way in the surrounding countryside. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	The Pyle Hill Cottages which have Grade II listing and a Tudor Cottage with a local listing are adjacent to this strategic location on Winchester Road. A possible prehistoric enclosure is located in the south of the location. A minor negative (-) effect could occur; however this is uncertain (?) prior to obtaining further information on design/layout.

Fair Oak 2 – North East of Fair Oak, North of Mortimers Lane

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+	There is scope in this strategic location for provision of other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	-	This strategic location is more than 800m from the nearest community facilities; therefore, a minor negative (-) effect is likely.
2.2 Are health facilities available locally?	--	This strategic location is more than 800m from the nearest health facilities; therefore, a significant negative (- -) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+	This strategic location could be suitable for provision of on-site sports pitches and facilities. The site promoter has not indicated if such provision will be made as part of development at this strategic location. Therefore, a minor positive (+) effect could occur, however this is uncertain (?) at this stage.
2.4 Is public open space available locally?	++	The location is within either 300m or 800m of a number of areas of public open space. Site promoters have also indicated that additional public open space would be provided as part of development at this strategic location. Therefore, a significant positive (++) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A footpath bisects the site broadly from east to west. A bridleway is adjacent to the north of the location. There are no opportunities to connect directly to the Eastleigh Cycle Network. Therefore, a negligible (0) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	+	A small area of the western area of this strategic location is just within 600m of the Bluestar 2 Bus Route which connects Fair Oak to Southampton via Eastleigh travels adjacent to the western edge of this strategic location. Therefore, a minor positive (+) effect is likely. It is noted that the majority of this strategic location is more than 600m from the closest frequent bus route.

SA objective/ criterion		Justification
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is more than 1,000m from the nearest major employment centre; therefore a minor negative (-) effect is likely. It should be noted that a small amount of employment use (6,400 m. sq.) is being considered as part development at this strategic location.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	0	Location could well be suitable for employment floorspace. However, the site promoter has not stated this as part of the proposals for this strategic location. Therefore, a negligible effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	No net loss of existing employment land would result in development of this strategic location. Location could be suitable for employment floorspace. Therefore a minor negative (-) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	There would be no change in the amount of commercial uses in town, district and local centres. The effect on retail provision at Fair Oak Village Centre through increased catchment is likely to be limited due to the distance of this strategic location. Therefore, a negligible (0) effect is likely.
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 strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	+	A small area of the western area of this strategic location is just within 600m of the Bluestar 2 Bus Route which connects Fair Oak to Southampton via Eastleigh travels adjacent to the western edge of this strategic location. Therefore, a minor positive (+) effect is likely. It is noted that the majority of this strategic location is more than 600m from the closest frequent bus route.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is more than 1,000m from the nearest major employment centre; therefore a minor negative (-) effect is likely. It should be noted that a small amount of employment use (6,400 m. sq.) is being considered as part development at this strategic location.
4.5(b) Will employment development at the location be close to a major population centre?	0	No significant employment use; therefore, a minor negligible (0) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	- -	This strategic location is more than 800m from the nearest health facilities; therefore, a significant negative (- -) effect is likely.
4.7 Are shopping and related services available locally?	+	A small area of the western part of this strategic location is just within 800m Fair Oak Village Centre. Therefore, a minor positive (+) effect is likely.

SA objective/ criterion		Justification
		However, it is noted that the majority of the site is beyond 800m.
4.8 Is the location close to a Primary school?	++?	This strategic location is more than 800m from the nearest primary school. The majority of the location is beyond 800m of an existing primary school. Site promoters have indicated that a new primary school could be provided with development at this strategic location. Therefore a significant positive (++) effect is likely, although uncertain (?) prior to further information.
4.9 Is the location close to a Secondary school?	0	A small area in the southern part of this strategic location is within 1600m of Wyvern Secondary School. Therefore a negligible (0) effect is likely. However, the majority of the location is beyond 1600m. There are recognised capacity issues at Wyvern School and further work will need to be undertaken regarding secondary school provision.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath bisects the site broadly from east to west. A bridleway is adjacent to the north of the location. There are no opportunities to connect directly to the Eastleigh Cycle Network. Therefore, a negligible (0) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The primary route to the nearest settlement and its facilities and services is via Mortimers Lane. The road has a pavement through to the edge of Fair Oak Village. Beyond the edge of the village, the road is a country lane and lacks sufficient lighting and pavements. There is a significant change in levels of land just to the east of Hall Lands Lane which serves to further separate this site from Fair Oak. Therefore, a minor negative (-) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	Small areas identified as part of the Minerals Consultation Area are located to the eastern and western edges of this strategic location. The small area on the eastern edge is also identified as a Minerals Safeguarding area. Development could potentially have a minor negative (-) effect access to mineral resource is lost by development. This effect is uncertain (?) until it is determined if extraction of these minerals can or should be undertaken prior to the location being developed
5.2 Will it result in the loss of higher grade agricultural land?	-	The majority of this strategic location is located within land identified as Grade 4 agricultural land. A small area (approx. 1ha) to the north east is Grade 3. Therefore, a minor negative (-) effect is likely.
5.3 Will it use previously developed land?	-	The majority of the location is previously undeveloped. The location does include agricultural related buildings, including dwellings. Therefore a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+	This strategic location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this strategic location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to further information.
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?	-?	There are no AQMAs which will be directly affected by this strategic location. To the south east of Fair

SA objective/ criterion		Justification
		Oak, there are existing and granted B2 and mineral uses, and an operational landfill gas utilisation plant at the restored Fair Oak Landfill which have the potential to give rise to noise impacts at night and to air pollution / odour. Such effects are however likely to be mitigated through existing environmental permitting requirements, without which such plant would not be able to operate. Therefore, any noise or odour impacts associated with the landfill site are more likely to arise during accidental conditions (i.e. plant break down) as oppose to being associated with normal operational conditions. A minor negative (-) effect could occur; however this is uncertain prior to obtaining further information on design/layout and mitigation opportunities.
6.2 Will development increase pollution?	- -?	Given the scale of the strategic location there is likely to be a significant impact on traffic flows and volumes on nearby roads and potentially to Eastleigh town, impacting on local air quality generally and with potential to impact the Eastleigh AQMA and the nature conservation interest of the River Itchen. A significant negative (- -?) effect is likely. A new road is proposed in combination with development at other nearby strategic locations. The effect of such a road scheme is currently uncertain (?).
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	-?	The strategic location is a greenfield site with GI assets within or adjacent to the site including bridleways and woodland. Development at this strategic location could result in a loss of GI. However, design of development including new open space and links to the wider GI network could provide mitigation and perhaps opportunities for enhancement. Therefore, a minor negative (-) effect is likely, although this is uncertain (?) at this stage.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	An area identified as at intermediate risk of surface water flooding is present western edge of this strategic location and also bisects the location in a narrow strip from north to south. Therefore a significant negative (--?) effect is likely. However, the overall effect at this strategic location is uncertain (?) as the majority of the site is not within an area of flood risk and consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change.
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		

SA objective/ criterion		Justification
geodiversity, improving its quality and range.		
10.1 Is the location within the HRA screening zone?	- -?	The strategic location is within 25m of three watercourses which are tributaries of the River Itchen. A significant negative (- -) effect could occur, subject (?) to the outcome of HRA screening and consideration of mitigation.
10.2 Is the location within 200m of a SSSI?	0	The strategic location is not within 200m of a SSSI; therefore, a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	The strategic location is not within 200m if a Local Nature Reserve; therefore, a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	This strategic location has Park Hills SINC to the South and Stroud Wood, Fair Oak and Horton Heath SINC adjacent to a tributary of the River Hamble within the location. Both these SINC are designated for their ancient woodland. At present, these sites are connected up with a relatively complete hedgerow network. Development at this strategic location could isolate the small woodland block from the wider woodland/hedgerow network. Therefore, a minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	This strategic location is likely to primarily contain rough and semi improved grassland. Therefore, a minor negative (-) effect is likely, although this is uncertain (?) subject to obtaining further information on design/layout.
10.7 Will the development adversely affect protected species?	-?	Several different protected species could be present at or utilise this strategic location, including but not limited to: great crested newts, bats, otters. Due to the aquatic and hedgerow connections to the SAC otter may use the sites. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design/layout and opportunities for mitigation and enhancement.
10.6 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	A complete network of hedgerows is present which provide excellent connectivity between the woodland blocks. Development at this strategic location could isolate the small woodland block from the wider woodland/hedgerow network. Therefore, a minor negative (-) effect is likely, although this is uncertain (?) subject to obtaining further information on design/layout.
10.7 Will the development adversely affect ancient woodland?	-?	This option has Park Hills SINC to the South and Stroud Wood, Fair Oak and Horton Heath SINC adjacent to a tributary of the River Hamble within the location. Both these SINC are designated for their ancient woodland. At present these sites are connected up with a relatively complete hedgerow network. Development at this strategic location could isolate the small woodland block from the wider woodland/hedgerow network. Therefore, a minor negative (-) effect is likely, although this is uncertain (?) subject to obtaining further information on design/layout.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	This strategic location contains small areas of TPO trees in the centre and western areas. A minor negative (-) effect could occur, but uncertain (?) subject to obtaining further information on

SA objective/ criterion		Justification
		design/layout.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	Bridleways bisect the site north to south and east to west. There is no direct access to the Eastleigh Cycle Network. Therefore, a negligible (0) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	-?	The strategic location is a greenfield site with GI assets within or adjacent to the site including bridleways and woodland. Development at this strategic location could result in a loss of GI. However, design of development including new open space and links to the wider GI network could provide mitigation. Therefore, a minor negative (-) effect is likely, although this is uncertain (?) at this stage.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-	Development at this strategic location would erode the gap between settlements of Fair Oak and Lower Upham. A minor negative (-) effect is likely.
12.2 Will it protect the setting of the South Downs National Park?	-?	Development at this strategic location could be visible from the South Downs National Park. A minor negative (-) effect could occur; however this is uncertain (?) subject to obtaining further information on design/layout.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	- -?	Development at this strategic location is likely to erode the gap between settlements, impact rural views, and alter the distinctive parliamentary enclosure field pattern which is unique in the borough. A significant negative (- -) effect is likely, however the scale of this effect is uncertain (?) subject to obtaining further information on design/layout.
12.4 Will it have an impact on locally important views and settings?	-?	Development at this strategic location would affect rural views from the high ground at Hall Lands Lane and linking rights of way, and from Mortimers Lane opposite Mortimers Farm. A minor negative (-) effect is likely, however the scale of this effect is uncertain (?) subject to obtaining further information on design/layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	This strategic location includes Little Dower House which is a locally listed building and Fair Oak Park to the south west area which is identified as a Historic Park and Garden. A minor negative (-) effect could occur, although this is uncertain (?) prior to obtaining further information on layout/design.

Fair Oak 3 – North east of Fair Oak, south of Mortimers Lane

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+	There is scope in this strategic location for provision of other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	-	This strategic location is more than 800m from the nearest community facilities; therefore, a minor negative (-) effect is likely.
2.2 Are health facilities available locally?	--	This strategic location is more than 800m from the nearest health facilities; therefore, a significant negative (- -) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+?/-	The scale of development proposed at this strategic location would result in the loss of part or all of East Horton Golf Course. There is scope in this strategic location for some provision of sports facilities, although site promoters have not indicated that there would be any facilities as part of development at this strategic location. Therefore, there is potential for a minor positive effect or a significant negative effect (- -) effect.
2.4 Is public open space available locally?	++	The west of the location is within 300m of Knowle Hill Park. Site promoters have also indicated that additional public open space would be provided as part of development at this strategic location. Therefore, a significant positive (++) effect is likely. It is noted that there is no direct access to this open space however so walking distance to the open space would be more than 300m
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A footpath bisects the site broadly from north-west to south-east. There are no opportunities to connect directly to the cycle routes which are part of the Eastleigh Cycle Network. Therefore, a negligible (0) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	-	This strategic location is more than 600m from the nearest frequent bus route; therefore, a minor negative (-) effect is likely.

SA objective/ criterion		Justification
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is more than 1,000m from the nearest major employment centre; therefore a minor negative (-) effect is likely. It should be noted that a small amount of employment use (6,400 m. sq.) is being considered as part development at this strategic location.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	0	Location could well be suitable for employment floorspace as part of significant new development at this strategic location. However the site promoter has not stated this as part of the proposals for this strategic location. Therefore, a negligible (0) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	No net loss of existing employment land would result in development of this strategic location. Location could be suitable for employment floorspace. Therefore a minor negative (-) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	No change in the amount of commercial uses in town, district and local centres. Effect on retail provision at Fair Oak Village Centre through increased catchment is likely to be limited due to the distance of this strategic location. Therefore, a negligible (0) effect is likely.
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 strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	This strategic location is more than 600m from the nearest frequent bus route; therefore, a minor negative (-) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is more than 1000m from the nearest major employment centre; therefore a minor negative (-) effect is likely. It should be noted that a small amount of employment use (6,400 m. sq.) is being considered as part development at this strategic location.
4.5(b) Will employment development at the location be close to a major population centre?	0	No significant employment use; therefore, a minor negligible (0) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	- -	This strategic location is more than 800m from the nearest health facilities; therefore, a significant negative (- -) effect is likely.
4.7 Are shopping and related services available locally?	-	This strategic location is more than 800m from the nearest shopping and related facilities. Therefore, a minor negative (-) effect is likely.
4.8 Is the location close to a Primary school?	-	This strategic location is more than 800m from the nearest primary school; therefore, a minor negative (-) effect is likely. The majority of the location is

SA objective/ criterion		Justification
		beyond 800m of an existing primary school. It is noted that site promoters have indicated that a new primary school could be provided with development to the north of Mortimers Lane (strategic location: Fair Oak 2), adjacent to this strategic location.
4.9 Is the location close to a Secondary school?	-	The southern part of this strategic location is more than 1,600m of Wyvern Secondary School. Therefore a minor negative (-) effect is likely. There are recognised capacity issues at Wyvern School and further work will need to be undertaken regarding secondary school provision.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath bisects the site broadly from north-west to south-east. There are no opportunities to connect directly to the cycle routes which are part of the Eastleigh Cycle Network. Therefore, a negligible (0) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The primary route to the nearest settlement and its facilities and services is via Mortimers Lane. The road has a pavement running from the junction of Winchester Road up to the urban edge of Fair Oak village. Beyond, the road is a country lane and lacks sufficient lighting and pavements. Therefore, a minor negative (-) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	A small area at the western edge of this strategic location is identified for Minerals Safeguarding and as a Minerals Consultation Area. Development could potentially have a minor negative (-) effect access to mineral resource is lost by development. This effect is uncertain (?) until it is determined if extraction of these minerals can or should be undertaken prior to the location being developed
5.2 Will it result in the loss of higher grade agricultural land?	0	The majority of this strategic location is located within land identified as Grade 4 agricultural land. Therefore, a negligible (0) effect is likely.
5.3 Will it use previously developed land?	-	The majority of the location is previously undeveloped. The location does include agricultural related buildings and part of East Horton Golf Club. Therefore a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+	This strategic location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this strategic location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to further information.
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?	-?	There are no AQMAs which will be directly affected by this strategic location. The southern part of this location however is located in close proximity to existing and granted B2 and mineral uses, and an operational landfill gas utilisation plant at the restored Fair Oak Landfill site. The landfill gas utilisation plant has the potential to give rise to noise impacts at night and to air pollution / odour. Such effects are however likely to be mitigated through existing environmental permitting requirements, without which such plant would not be able to operate. Therefore, any noise or odour impacts associated with the landfill site are more likely to arise during accidental conditions (i.e. plant break down) as oppose to being associated with

SA objective/ criterion		Justification
		normal operational conditions. A minor negative (-) effect could occur; however this is uncertain prior to obtaining further information on design/layout and mitigation opportunities.
6.2 Will development increase pollution?	--?	Given the scale of the location there is likely to be a significant impact on traffic flows and volumes on nearby roads and potentially to Eastleigh town, impacting on local air quality generally and with potential to impact the Eastleigh AQMA and the nature conservation interest of the River Itchen. A minor negative (-) effect could occur. A new road is proposed in combination with development at other nearby strategic locations. The effect of such a road scheme is currently uncertain (?).
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	-?	The strategic location is a greenfield site with GI assets within or adjacent to the site including bridleways, woodland and parts of East Horton Golf Club. Development at this strategic location would result in a loss of GI. However, design of development including new open space and links to the wider GI network could provide mitigation. Therefore, a minor negative (-) effect is likely, although the scale of this is uncertain at this stage (?) prior to further information about design/layout.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	An area identified as at intermediate risk of surface water flooding is present on the eastern edges of this strategic location. Therefore a significant negative (--) effect is likely. However, the overall effect at this strategic location is uncertain (?) as the majority of the site is not within an area of flood risk and consideration of design and mitigation options is required. It is noted that the ground slopes to the east so the effect is limited by topography.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change; therefore, a negligible (0) effect is likely.
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 Is the location within the HRA screening zone?	--?	The strategic location is within 25m of a watercourse which is at the eastern and north eastern edges of this strategic location which are tributaries of the River Itchen. A significant negative (-) effect could occur, subject (?) to the outcome of HRA screening and consideration of mitigation.
10.2 Is the location within 200m of a SSSI?	0	The location is not within 200m of a SSSI; therefore, a negligible (0) effect is likely.

SA objective/ criterion		Justification
10.3 Is the location within 200m of a Local Nature Reserve?	0	The location is not within 200m of a Local Nature Reserve; therefore, a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	Moplands Copse SINC is designated for its ancient woodland. There is a danger that this woodland could become isolated from the wider network if the hedgerows are lost. A minor negative (-) effect is likely, although the scale of effect is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation or enhancement opportunities.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	This strategic location is likely to primarily contain rough and semi improved grassland. Therefore, a minor negative (-) effect is likely, although this is uncertain (?) subject to obtaining further information on design/layout.
10.6 Will development adversely affect protected species?	-?	Several different protected species could be present at or utilise this strategic location, including but not limited to: great crested newts, bats, otters. Due to the aquatic and hedgerow connections to the SAC otter may use the sites. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design/layout and opportunities for mitigation and enhancement.
10.6 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	A complete network of hedgerows is present which provide excellent connectivity between the woodland blocks. Development at this strategic location could isolate the small woodland block from the wider woodland/hedgerow network. Therefore, a minor negative (-) effect is likely, although this is uncertain (?) subject to obtaining further information on design/layout.
10.7 Will the development adversely affect ancient woodland?	-?	Moplands Copse SINC is designated for its ancient woodland. There is a danger that this woodland could become isolated from the wider network if the hedgerows are lost. A minor negative (-) effect is likely, although the scale of effect is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation or enhancement opportunities.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees or ancient woodland?	0	No TPO trees present within or in the vicinity of this strategic location; therefore a negligible (0) effect is likely.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath bisects the site broadly from north-west to south-east. There are no opportunities to connect directly to the cycle routes which are part of the Eastleigh Cycle Network. Therefore, a negligible (0) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	-?	The strategic location is a greenfield site with GI assets within or adjacent to the site including bridleways, woodland and parts of East Horton Golf Club. Development at this strategic location would result in a loss of GI. However, design of development including new open space and links to the wider GI network could provide mitigation. Therefore, a minor negative (-) effect is likely, although the scale of this is uncertain at this stage (?) prior to obtaining further information about design/layout.
12. Protect, enhance and manage the character and		

SA objective/ criterion		Justification
appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-	Development at this strategic location would partially erode the gap between the settlements of Fair Oak and Lower Upham. Therefore, a minor negative (-) effect is likely.
12.2 Will it protect the setting of the South Downs National Park?	-?	Development at this strategic location could be visible from the South Downs National Park. A minor negative (-) effect could occur; however this is uncertain (?) subject to obtaining further information on design/layout.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	- -?	Development at this strategic location would result in loss of open and predominantly undeveloped landscape. Development could be highly visible across the valley from vantage points on Alma Lane and public rights of way. A significant negative effect (- -) is likely; however the scale of effect is uncertain (?) prior to obtaining further information on design/layout.
12.4 Will it have an impact on locally important views and settings?	-?	Development could be highly visible across the valley from vantage points on Alma Lane and public rights of way. A minor negative effect (-) is likely; however the scale of effect is uncertain (?) prior to obtaining further information on design/layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	This strategic location includes land identified as the Fair Oak Park Historic Park and Garden. A minor negative (-) effect could occur, but is uncertain prior to obtaining further information about design/layout.

Fair Oak 4 – East of Allington Lane and Fir Tree 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?	+	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+	There would appear to be scope in this strategic location for provision of other elements of identified housing need. However, the site promoter has not specified whether they propose to meet other such elements of identified housing need. Therefore a minor positive effect (+) is likely, but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The northern part of this strategic location is within 800m from the nearest community facility: the Youth Centre at Blackberry Drive in Fair Oak. Therefore, a negligible (0) effect is likely. It is noted that a new local centre as part of development west of Horton Heath, immediately to the east of this strategic location, has a resolution to permit.
2.2 Are health facilities available locally?	+	The northern part of this strategic location is within 1,000m of Stokewood GP surgery. Therefore, a minor positive (+) effect is likely. There are recognised issues regarding capacity at the GP surgery, further work will need to be undertaken.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+	There could be is scope in this strategic location for provision of sports pitches and facilities; therefore a minor positive (+) effect could occur. Site promoters have not indicated that sports pitches would be provided as part of development at this strategic location, therefore the effect is currently uncertain (?)
2.4 Is public open space available locally?	++	The northern part of the location is within 300m of existing open space at Blackberry Drive. The location as a whole is within 800m of a range of public open space in Fair Oak and Horton Heath. Site promoters have also indicated that additional public open space would be provided as part of development at this strategic location. Therefore, a significant positive (++) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A footpath bisects the site broadly from east to west. A footpath terminates just short of this strategic location to the west, separated by a short stretch of road to the bisecting footpath. Opportunities to link these two paths could be explored. There is a footpath at the edge of this strategic location to the south. A cycle route forming part of the Eastleigh Cycle Network crosses the northern most part of Allington Lane, approximately 400m north of the location. Whilst there are no direct opportunities to link the location with the network, consideration could be given to providing a new cycle route along Allington Lane,

SA objective/ criterion		Justification
		serving to extend the Eastleigh Cycle Network to this strategic location. Therefore, a negligible (0) effect is likely, with some uncertainties about possible opportunities to provide connections into the footpath and cycle network.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	+	The northern most part of this strategic location (less than 1ha) is within 600m of the Bluestar 2 service which connects Fair Oak to Southampton via Eastleigh. Therefore, a minor positive (+) effect is likely. It is noted that the majority of the location is more than 600m from the nearest frequent bus route. In addition, a re-route of the bus route would be likely to require wider infrastructure/development to support.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is more than 1,000m from a major employment centre. Therefore a minor negative (-) effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	0	There are some small employment premises along Allington Lane. This strategic location could well be suitable for further employment floorspace. However, the site promoter has not indicated if the existing employment would be retained or if any new employment would be included as part of development. Overall, a negligible (0) effect is likely, although this is uncertain at this stage.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	Small scale and low cost employment units currently along Allington Lane likely to be lost; therefore a minor negative (-) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	No change in the amount of commercial uses in town, district and local centres; therefore, a negligible (0) effect is likely. It is noted that development in this strategic location could increase the catchment of existing centres and the new local centre proposed on land east of Horton Heath, however this is uncertain due to distance from these 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)	-	This strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	+	The northern most part of this strategic location (less than 1ha) is within 600m of the Bluestar 2 service which connects Fair Oak to Southampton via

SA objective/ criterion		Justification
		Eastleigh. Therefore, a minor positive (+) effect is likely. It is noted that the majority of the location is more than 600m from the nearest frequent bus route. In addition, a re-route of the bus route would be likely to require wider infrastructure/development to support.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is more than 1000m from a major employment centre. Therefore a minor negative (-) effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	0	No significant employment use; therefore, a minor negligible (0) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	+	The northern part of this strategic location is within 1000m of Stokewood GP surgery. Therefore, a minor positive (+) effect is likely. There are recognised issues regarding capacity at the GP surgery, further work will need to be undertaken.
4.7 Are shopping and related services available locally?	-	This strategic location is more than 800m from the nearest shopping and related facilities. Therefore, a minor negative (-) effect is likely. It is noted that a new local centre as part of development west of Horton Heath, immediately to the east of this strategic location, has a resolution to permit.
4.8 Is the location close to a Primary school?	0	The north and east of this strategic location is within 800m of Fair Oak Primary School. Therefore, a negligible (0) effect is likely. It is noted that a new primary school as part of development west of Horton Heath, immediately to the east of this strategic location, has a resolution to permit.
4.9 Is the location close to a Secondary school?	+	The north and east of this strategic location is within 800m of Wyvern Secondary School. Therefore a minor positive (+) effect is likely. There are recognised capacity issues at Wyvern School and further work will need to be undertaken regarding secondary school provision. It is noted that a new secondary school as part of development west of Horton Heath, immediately to the east of this strategic location, has a resolution to permit.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	A footpath bisects the site broadly from east to west. A footpath terminates just short of this strategic location to the west, separated by a short stretch of road to the bisecting footpath. Opportunities to link these two paths could be explored. There is a footpath at the edge of this strategic location to the south. A cycle route forming part of the Eastleigh Cycle Network crosses the northern most part of Allington Lane, approximately 400m north of the location. Whilst there are no direct opportunities to link the location with the network, consideration could be given to providing a new cycle route along Allington Lane, serving to extend the Eastleigh Cycle Network to this strategic location. Therefore, a negligible (0) effect is likely, with some uncertainties about possible opportunities to provide connections into the footpath and cycle network.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The primary route to the nearest settlement and its facilities and services is via Allington Lane to Fair Oak. This route has fast traffic along a narrow lane, with limited lighting and pavements. Therefore, a minor negative (-) effect is likely.

SA objective/ criterion		Justification
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	A small area at the western edge of this strategic location is identified for Minerals Safeguarding for potential sharp sand and gravel resource. Development could potentially have a minor negative (-) effect access to mineral resource is lost by development. This effect is uncertain (?) until it is determined if extraction of these minerals can or should be undertaken prior to the location being developed
5.2 Will it result in the loss of higher grade agricultural land?	0	The majority of this strategic location is located within land identified as Grade 4 agricultural land. Therefore, a negligible (0) effect is likely.
5.3 Will it use previously developed land?	+/-	The majority of the location is previously undeveloped. The location does include small scale employment uses. Therefore a mixed (+/-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+	This strategic location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this strategic location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to further information.
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	Based on information currently available, there would be no significant noise generating uses which would impact on development at this strategic location. There are no AQMAs which would be affected by or affect this strategic location. A negligible (0) effect is likely.
6.2 Will development increase pollution?	--?	Given the scale of the location there is likely to be a significant impact on traffic flows and volumes on nearby roads and potentially to Eastleigh town. Pollution from a significant increase in vehicles could impact local air quality generally, the Eastleigh AQMA, and the nature conservation interests of the River Itchen SAC. A new road is proposed in combination with development at other nearby strategic locations. The effect of such a road scheme is currently uncertain. A significant negative (-) effect could occur, although is currently uncertain (?) prior to further transport assessment work and consideration of mitigation opportunities.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this strategic location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to further information on design/layout and enhancement opportunities.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	Two narrow areas of flood risk are identified at this strategic location. The first along the western edge and the second bisecting the site broadly east to west. These areas are in flood zone 2 and 3, and

SA objective/ criterion		Justification
		are at a 'less' and 'intermediate' risk of surface water flooding. Therefore a significant negative (--) effect is likely. However, the overall effect at this strategic location is uncertain (?) as the majority of the site is not within an area of flood risk and consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change; therefore a negligible (0) effect is likely.
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 Is the location within the HRA screening zone?	--?	Watercourses are identified along the eastern edge of this strategic location and bisecting the site broadly from east to west. A significant negative (-) effect could occur, although this is uncertain (?) subject to the outcome of HRA screening and consideration of mitigation.
10.2 Is the location within 200m of a SSSI?	0	The strategic location is not within 200m of a SSSI; therefore, a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	The strategic location is not within 200m if a Local Nature Reserve; therefore, a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	This strategic location incorporates the western arm of Quobleigh Ponds Woods SINC which contains a defunct pond. The site is designated for its ancient alder carr and its large population of great crested newts. The ecological value of the site is being compromised by lack of management and dense Himalayan balsam invasion. Development at this strategic location, in combination with development west of Horton Heath (with resolution to permit), there is risk that species dispersal would be blocked. There is scope for enhancement of biodiversity and habitat at this strategic location. Overall, a negative effect (-) is likely, however this is uncertain (?) prior to obtaining further information of design/layout and consideration of mitigation and enhancement opportunities.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	The Wyvern PBA is within the north eastern part of this strategic location. The Itchen Valley PBA then runs adjacent to the Northern boundary, incorporating a sliver of Fir Tree Farm land before joining the Chalcroft Priority Biodiversity Link which is located on the northern and western boundaries. Important migration routes for great crested newts are also likely in this strategic location. A minor negative (-) effect is likely, however this is uncertain (?) prior to obtaining further information of design/layout and consideration of mitigation and enhancement opportunities.

SA objective/ criterion		Justification
10.6 Will the development adversely affect protected species?	-?	Protected species likely to be present at this strategic location include, but are not limited to: otters, dormice, great crested newts, bats, water voles, and reptiles. A minor negative (-) effect is likely but is uncertain (?) prior to obtaining further information on layout/design and consideration of mitigation and enhancement opportunities.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	The Itchen Valley Priority Biodiversity Area runs adjacent to the Northern boundary, incorporating a sliver of Fir Tree Farm land before joining the Chalcroft Priority Biodiversity Link which is located on the northern and western boundaries. Important migration routes for great crested newts are also likely in this strategic location. A minor negative (-) effect is likely, however this is uncertain (?) prior to obtaining further information of design/layout and consideration of mitigation and enhancement opportunities.
10.8 Will the development adversely affect ancient woodland?	0	No adverse impact on ancient woodland; therefore a negligible (0) effect is likely.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	No TPO trees within this strategic location; therefore a negligible (0) effect is likely.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0?	A footpath bisects the site broadly from east to west. A footpath terminates just short of this strategic location to the west, separated by a short stretch of road to the bisecting footpath. Opportunities to link these two paths could be explored. There is a footpath at the edge of this strategic location to the south. A cycle route forming part of the Eastleigh Cycle Network crosses the northern most part of Allington Lane, approximately 400m north of the location. Whilst there are no direct opportunities to link the location with the network, consideration could be given to providing a new cycle route along Allington Lane, serving to extend the Eastleigh Cycle Network to this strategic location. Therefore, a negligible (0) effect is likely, with some uncertainties (?) about possible opportunities to provide connections into the footpath and cycle network.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this strategic location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	Development of this strategic location may erode any remaining separation between development west of Horton Heath and Bishopstoke /Fair Oak. A minor negative (-) effect is likely, however the scale of this effect is uncertain (?) subject to obtaining

SA objective/ criterion		Justification
		further information on design/layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-	The distinctive setting of the wooded Quobleigh Pond, the adjoining footpaths and the lower stream course are all likely to be impacted by development. The rising open landscape below Allington Lane would also be affected. A minor negative (-) effect is likely, however this is uncertain subject to obtaining further information on design/layout.
12.4 Will it have an impact on locally important views and settings?	-	New development is likely to be visible from Allington Lane, Fir Tree Lane, land around Quobleigh Pond and from high ground north west of Allington Lane. A minor negative (-) effect is likely, however this is uncertain subject to obtaining further information on design/layout.
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?	-?	Fir Tree Farmhouse, a Grade II listed building is present at this strategic location at the end of West Horton Lane. Part of the Lakesmere House School Historic Park and Garden is within the north eastern area of this strategic location. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information about design/layout.

Fair Oak 5 – Fir Tree 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?	+	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+	There would appear to be scope in this strategic location for provision of other elements of identified housing need. However, the site promoter has not specified whether they propose to meet other such elements of identified housing need. Therefore a positive effect (+) is likely, but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	-	The location is more than 800m from the nearest community facilities; therefore a minor negative (-) effect is likely. It is noted that a new local centre as part of development west of Horton Heath, immediately to the east of this strategic location, has a resolution to permit.
2.2 Are health facilities available locally?	+	The northern part of this strategic location is within 1,000m of Stokewood GP surgery. Therefore, a minor positive (+) effect is likely. There are recognised issues regarding capacity at the GP surgery, further work will need to be undertaken.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+	There could be is scope in this strategic location for provision of sports pitches and facilities; therefore a minor positive (+) effect could occur. Site promoters have not indicated that sports pitches would be provided as part of development at this strategic location, therefore the effect is currently uncertain (?)
2.4 Is public open space available locally?	++	The location as a whole is within 800m of a range of public open space in Fair Oak and Horton Heath. Site promoters have also indicated that additional public open space would be provided as part of development at this strategic location. Therefore, a significant positive (++) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A footpath bisects the site broadly from east to west. A footpath terminates just short of this strategic location to the west, separated by a short stretch of road to the bisecting footpath. Opportunities to link these two paths could be explored. There is a footpath at the edge of this strategic location to the south. The cycle route which is part of the Eastleigh Cycle Network crosses Allington Lane approximately 400m north of the location. Whilst there are no direct opportunities to link the location with the network, consideration could be given to extending the cycle routes which are part of the Eastleigh Cycle Network to this strategic location along Allington Lane. Therefore, a negligible (0) effect is likely, with some uncertainties about possible opportunities to provide connections into the footpath and cycle

SA objective/ criterion		Justification
		network.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	-	The strategic location is more than 600m to the nearest frequent bus route. Therefore, a minor negative (-) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is more than 1000m from a major employment centre. Therefore a minor negative (-) effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	0	This strategic location could be suitable for employment floorspace. However, the site promoter has not stated this as part of the proposals for this strategic location. Therefore, a negligible (0) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	Small scale employment units on the corner of Allington Lane and Fir Tree Lane likely to be lost; therefore a minor negative (-) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	No change in the amount of commercial uses in town, district and local centres; therefore, a negligible (0) effect is likely. It is noted that development in this strategic location could increase the catchment of existing centres and the new local centre proposed east of Horton Heath, however this is uncertain due to distance from these 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)	-	This strategic location is more than 1200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	The location is more than 600m to the nearest frequent bus route. Therefore, a minor negative (-) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is more than 1000m from a major employment centre. Therefore a minor negative (-) effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	0	No significant employment use; therefore, a negligible (0) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	+	The northern part of this strategic location is within 1000m of Stokewood GP surgery. Therefore, a minor positive (+) effect is likely. There are

SA objective/ criterion		Justification
		recognised issues regarding capacity at the GP surgery, further work will need to be undertaken.
4.7 Are shopping and related services available locally?	-	This strategic location is more than 800m from the nearest shopping and related facilities. Therefore, a minor negative (-) effect is likely. It is noted that a new local centre as part of development west of Horton Heath, immediately to the east of this strategic location, has a resolution to permit.
4.8 Is the location close to a Primary school?	0	The north and east of this strategic location is within 800m of Fair Oak Primary School. Therefore, a negligible (0) effect is likely. It is noted that a new primary school as part of development west of Horton Heath, immediately to the east of this strategic location, has a resolution to permit.
4.9 Is the location close to a Secondary school?	+	The north and east of this strategic location is within 800m of Wyvern Secondary School. Therefore a minor positive (+) effect is likely. There are recognised capacity issues at Wyvern School and further work will need to be undertaken regarding secondary school provision. It is noted that a new secondary school as part of development west of Horton Heath, immediately to the east of this strategic location, has a resolution to permit.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0?	A footpath bisects the site broadly from east to west. A footpath terminates just short of this strategic location to the west, separated by a short stretch of road to the bisecting footpath. Opportunities to link these two paths could be explored. There is a footpath at the edge of this strategic location to the south. The cycle route which is part of the Eastleigh Cycle Network crosses Allington Lane approximately 400m north of the location. Whilst there are no direct opportunities to link the location with the network, consideration could be given to extending the cycle routes which are part of the Eastleigh Cycle Network to this strategic location along Allington Lane. Therefore, a negligible (0) effect is likely, with some uncertainties (?) about possible opportunities to provide connections into the footpath and cycle network.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The primary route to the nearest settlement and its facilities and services is via Allington Lane to Fair Oak. This route has fast traffic along a narrow lane, with limited lighting and pavements. Therefore, a minor negative (-) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	A small area at the western edge of this strategic location is identified for Minerals Safeguarding for potential sharp sand and gravel resource. Development could potentially have a minor negative (-) effect if access to this potential mineral resource is lost by development. This effect is uncertain (?) until it is determined if extraction of these potential minerals can or should be undertaken prior to the location being developed.
5.2 Will it result in the loss of higher grade agricultural land?	0	The majority of this strategic location is located within land identified as Grade 4 agricultural land. Therefore, a negligible (0) effect is likely.
5.3 Will it use previously developed land?	+/-	The majority of the location is previously undeveloped. The location does include agricultural related buildings. Therefore a mixed (+/-) effect is likely.

SA objective/ criterion		Justification
5.4 Will it deliver or support allotments or community farms?	+	This strategic location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this strategic location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to further information.
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	Based on information currently available, there would be no significant noise generating uses which would impact on development at this strategic location. There are no AQMAs which would be affected by or affect this strategic location. A negligible (0) effect is likely.
6.2 Will development increase pollution?	-	Given the scale of the location there is likely to be a significant impact on traffic flows and volumes on nearby roads and potentially to Eastleigh town. Pollution from a significant increase in vehicles could impact local air quality generally, the Eastleigh AQMA, and the nature conservation interests of the River Itchen SAC. A new road is proposed in combination with development at other nearby strategic locations. The effect of such a road scheme is currently uncertain. A significant negative (-) effect could occur, although is currently uncertain (?) prior to further transport assessment work and consideration of mitigation opportunities.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this strategic location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to further information on design/layout and enhancement opportunities.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--	Two narrow areas of flood risk are identified at this strategic location. The first along the western edge and the second bisecting the site broadly east to west. These areas are in flood zone 2 and 3, and are at a 'less' and 'intermediate' risk of surface water flooding. Therefore a significant negative (--) effect is likely. However, the overall effect at this strategic location is uncertain (?) as the majority of the site is not within an area of flood risk and consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change; therefore a negligible (0) effect is likely.
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		

SA objective/ criterion		Justification
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 Is the location within the HRA screening zone?	- -?	Watercourses are identified along the eastern edge of this strategic location and bisecting the site broadly from east to west. A significant negative (-) effect could occur, although this is uncertain (?) subject to the outcome of HRA screening and consideration of mitigation.
10.2 Is the location within 200m of a SSSI?	0	The location is not within 200m of a SSSI; therefore, a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	The location is not within 200m of a Local Nature Reserve; therefore, a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRS are present in the District)	-?	This strategic location incorporates the western arm of Quobleigh Ponds Woods SINC which contains a defunct pond. The site is designated for its ancient alder carr and its large population of great crested newts. The ecological value of the site is being compromised by lack of management and dense Himalayan balsam invasion. Development at this strategic location, in combination with development west of Horton Heath (with resolution to permit), there is risk that species dispersal would be blocked. There is scope for enhancement of biodiversity and habitat at this strategic location. Overall, a negative effect (-) is likely, however this is uncertain (?) prior obtaining to further information of design/layout and consideration of mitigation and enhancement opportunities.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	The Wyvern PBA is within the north eastern part of this strategic location. The Itchen Valley PBA then runs adjacent to the Northern boundary, incorporating a sliver of Fir Tree Farm land before joining the Chalcroft PBL which is located on the northern and western boundaries. Important migration routes for great crested newts are also likely in this strategic location. A minor negative (-) effect is likely, however this is uncertain (?) prior to obtaining further information of design/layout and consideration of mitigation and enhancement opportunities.
10.6 Will the development adversely affect protected species?	-?	Protected species likely to be present at this strategic location include, but are not limited to: otters, dormice, great crested newts, bats, water voles, and reptiles. A minor negative (-) effect is likely but is uncertain (?) prior to obtaining further information on layout/design and consideration of mitigation and enhancement opportunities.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	The Itchen Valley PBA then runs adjacent to the Northern boundary, incorporating a sliver of Fir Tree Farm land before joining the Chalcroft PBL which is located on the northern and western boundaries. Important migration routes for great crested newts are also likely in this strategic location. A minor negative (-) effect is likely, however this is uncertain (?) prior to obtaining further information of design/layout and consideration of mitigation and enhancement opportunities.
10.8 Will the development adversely affect ancient woodland?	0	No adverse impact on ancient woodland; therefore a negligible (0) effect is likely.

SA objective/ criterion		Justification
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	No TPO trees within this strategic location; therefore a negligible (0) effect is likely.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0?	A footpath bisects the site broadly from east to west. A footpath terminates just short of this strategic location to the west, separated by a short stretch of road to the bisecting footpath. Opportunities to link these two paths could be explored. There is a footpath at the edge of this strategic location to the south. The cycle route which is part of the Eastleigh Cycle Network crosses Allington Lane approximately 400m north of the location. Whilst there are no direct opportunities to link the location with the network, consideration could be given to extending the cycle routes which are part of the Eastleigh Cycle Network to this strategic location along Allington Lane. Therefore, a negligible (0) effect is likely, with some uncertainties (?) about possible opportunities to provide connections into the footpath and cycle network.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this strategic location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	Development of this strategic location may erode any remaining separation between development west of Horton Heath and Bishopstoke /Fair Oak. A minor negative (-) effect is likely, however the scale of this effect is uncertain (?) subject to obtaining further information on design/layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-?	The distinctive setting of the wooded Quobleigh Pond, the adjoining footpaths and the lower stream course are all likely to be impacted by development. The rising open landscape below Allington Lane would also be affected. A minor negative (-) effect is likely, however the scale of this effect is uncertain (?) subject to obtaining further information on design/layout.
12.4 Will it have an impact on locally important views and settings?	-?	New development is likely to be visible from Allington Lane, Fir Tree Lane, land around Quobleigh Pond and from high ground north west of Allington Lane. A minor negative (-) effect is likely, however this is uncertain (?) subject to obtaining further information on design/layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and		

SA objective/ criterion		Justification
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?	-?	Fir Tree Farmhouse, a Grade II listed building is present at this strategic location at the end of West Horton Lane. Part of the Lakesmere House School Historic Park and Garden is within the north eastern area of this strategic location. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information about design/layout.

Fair Oak 6 – North of Fair Oak (Option A)

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?	+	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+	There is scope in this strategic location for provision of other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	++	The south and west of the location is within 800m and 400m of a range of community facilities including Fair Oak Library, Scout Hut and Social Club. The site promoter has indicated that improvements would be made to the existing local centre nearby as part of development at this strategic location. Therefore, a significant positive (++) effect is likely.
2.2 Are health facilities available locally?	+	The south west of the location (less than 3ha) is just within 1,000m of Stokewood Surgery; therefore, a minor positive (+) effect is likely. A significant majority of the location is more than 1000m from any exiting health facilities. Provision for a remote consulting room has been made at the development currently being built to the west of Winchester Road (Crowdhill). There are recognised issues regarding capacity at the GP surgery, further work will need to be undertaken.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+	This strategic location could be suitable for provision of on-site sports pitches and facilities. The site promoter has not indicated if such provision will be made as part of development at this strategic location. Therefore, a minor positive (+) effect could occur, however this is uncertain (?) at this stage.
2.4 Is public open space available locally?	++	The location within either 300m or 800m of a number of areas of public open space. Site promoters have also indicated that additional public open space would be provided as part of development at this strategic location. Therefore, a significant positive (++) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	A bridleway runs adjacent to the location to the north and a footpath runs adjacent to the location to the south. There are no opportunities to connect directly to the Eastleigh Cycle Network. However a route forming part of the network is approx. 600m from the edge of the location along Winchester Road and Bishopstoke Road. Therefore, a negligible (0) effect is likely.
3. Develop a dynamic and diverse economy		

SA objective/ criterion		Justification
3.1(a) Is the location close to a major rail station?	-	This strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	++	The route for the Bluestar 2 Bus Route which connects Fair Oak to Southampton via Eastleigh travels adjacent to the western edge of this strategic location. Therefore, a significant positive (++) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is more than 1,000m from the nearest major employment centre; therefore a minor negative (-) effect is likely. It should be noted that a small amount of employment use (6,400 m. sq.) is proposed as part of a larger version of development at this strategic location.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	0	Location could well be suitable for employment floorspace. A small cluster of employment is located at Crowdhill. However, the site promoter has not stated this as part of the proposals for this strategic location. Therefore, a negligible (0) effect is likely.
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	No net loss of existing employment land would result in development of this strategic location. Location could well be suitable for employment floorspace, therefore, a negligible (0) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	+	Site promoters have indicated that there could be improvements to the existing Fair Oak Centre as part of development at this strategic location. Development would also increase catchment of these areas. Therefore, a minor positive (+) effect is likely.
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 strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	++	The route for the Bluestar 2 Bus Route which connects Fair Oak to Southampton via Eastleigh travels adjacent to the western edge of this strategic location. Therefore, a significant positive (++) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is more than 1,000m from the nearest major employment centre; therefore a minor negative (-) effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	-	This strategic location is more than 1,000m from the nearest major population centre; therefore, a

SA objective/ criterion		Justification
		minor negative (-) effect is likely. It should be noted that a small amount of employment use (6,400 m. sq.) is proposed as part of a larger version of development at this strategic location.
4.6 Are health facilities available locally? (same score as 2.2)	+	The south west of the location (less than 3ha) is just within 1000m of Stokewood Surgery; therefore, a minor positive (+) effect is likely. A significant majority of the location is more than 1000m from any existing health facilities. Provision for a remote consulting room has been made at the development currently being built to the west of Winchester Road (Crowdhill). There are recognised issues regarding capacity at the GP surgery, further work will need to be undertaken.
4.7 Are shopping and related services available locally?	++	The majority of the location to the south and west is within either 400m or 800m of Fair Oak Village Centre. The site promoter has indicated that improvements would be made to the existing local centre nearby as part of development at this strategic location.
4.8 Is the location close to a Primary school?	-	This strategic location is more than 800m from the nearest primary school; therefore, a minor negative (-) effect is likely. It is noted that site promoters have indicated that a new primary school could be provided with larger scale development at this strategic location.
4.9 Is the location close to a Secondary school?	0	The southern part of this strategic location is within 1,600m of Wyvern Secondary School. Therefore a negligible (0) effect is likely. There are recognised capacity issues at Wyvern School and further work will need to be undertaken regarding secondary school provision. Site promoters have indicated that a new secondary school could be provided with larger scale development at this strategic location in combination with other options for strategic development nearby in Fair Oak and Bishopstoke.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	A bridleway runs adjacent to the location to the north and a footpath runs adjacent to the location to the south. There are no opportunities to connect directly to the Eastleigh Cycle Network. However a route forming part of the network is approx. 600m from the edge of the location along Winchester Road and Bishopstoke Road. Therefore, a negligible (0) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The route to Fair Oak centre is along Winchester Road which has footpaths along its length but traffic travels fairly fast along this stretch. Therefore, a minor negative (-) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	Location includes small areas identified as a Minerals Consultation Area to the northern and southern edges of this strategic location. A small area identified for Minerals Safeguarding is located on the western edge. Development could potentially have a minor negative (-) effect access to mineral resource is lost by development. This effect is uncertain (?) until it is determined if extraction of these minerals can or should be undertaken prior to the location being developed
5.2 Will it result in the loss of higher grade agricultural land?	0	This strategic location is identified as Grade 4 agricultural land. Therefore, a negligible (0) effect is likely.
5.3 Will it use previously developed land?	-	The majority of this strategic location is located on

SA objective/ criterion		Justification
		greenfield and land; therefore, a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+	This strategic location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this strategic location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to further information.
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	Based on information currently available, there would be no significant noise generating uses which would impact on development at this strategic location. There are no AQMAs which would affect future development at this strategic location. A negligible (0) effect is likely.
6.2 Will development increase pollution?	- -	There is likely to be land contamination from previous/current uses at this strategic location and remedial measures may be required. Given the scale of the location there is likely to be an impact on traffic flows and volumes on nearby roads and potentially to Eastleigh town, impacting on local air quality generally and with potential to impact the Eastleigh AQMA and the nature conservation interest of the River Itchen. A significant negative (- -) effect is likely. A new road is proposed in combination with development at other nearby strategic locations. The effect of such a road scheme is currently uncertain (?).
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	-	The strategic location is a greenfield site with GI assets within or adjacent to the site including bridleways and woodland. Development at this strategic location would result in a loss of GI. However, design of development including new open space and links to the wider GI network could provide mitigation and opportunities for enhancement. Therefore, a minor negative (-) effect is likely, although this is uncertain at this stage (?).
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	- -	Some narrow strips of land identified at an intermediate risk of surface water flooding are present at this strategic location. Therefore a significant negative (- -) effect is likely. However, the overall effect at this strategic location is uncertain (?) as the majority of the site is not within an area of flood risk and consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change; therefore a negligible (0) effect is likely.
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.		

SA objective/ criterion		Justification
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 Is the location within the HRA screening zone?	- -?	The strategic location is within 25m of four watercourses which are tributaries of the River Itchen. A significant negative (- -) effect could occur, subject (?) to the outcome of HRA screening and consideration of mitigation.
10.2 Is the location within 200m of a SSSI?	0	The strategic location is not within 200m of a SSSI; therefore, a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	The strategic location is not within 200m if a Local Nature Reserve; therefore, a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	This strategic location is adjacent to Hall Lands Copse designated for its ancient woodland. Woodland SINCs in this area are generally well connected via a relatively complete hedgerow network. Development at this strategic location could block species dispersal by severing these hedgerow connections if not sensitively designed. Development at this strategic location would likely result in a minor negative (-) effect although this is uncertain (?) subject to obtaining further information on design/layout.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	This strategic location is primarily comprised of agricultural land recorded as improved grassland within historic surveys. Development at this strategic location would likely result in a minor negative (-) effect although this is uncertain (?) subject to obtaining further information on design/layout.
10.6 Will the development adversely affect protected species?	-?	Several different protected species could be present at or utilise this strategic location, including but not limited to: great crested newts, bats, otters. Due to the aquatic and hedgerow connections to the SAC otter may use the sites. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design/layout and opportunities for mitigation and enhancement.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	The hedgerow network appears to be very complete, with a complex of small fields interspersed with woodland. This network is likely to be important under the Hedgerows Regulations and is connecting habitat for the woodlands and important to species dispersal. Development at this strategic location would likely result in a minor negative (-) effect although this is uncertain (?) subject to obtaining further information on design/layout.
10.8 Will the development adversely affect ancient woodland?	-?	This strategic location is adjacent to Hall Lands Copse designated for its ancient woodland. Woodland SINCs in this area are generally well connected via a relatively complete hedgerow network. Development at this strategic location could block species dispersal by severing these hedgerow connections if not sensitively designed. Development at this strategic location would likely result in a minor negative (-) effect although this is uncertain (?) subject to obtaining further information on design/layout.
11. Enhance the Borough's multifunctional green		

SA objective/ criterion		Justification
infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	A small area of TPO trees is present in the west of the location. A minor negative (-) effect could occur, but uncertain (?) subject to obtaining further information on design/layout.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	A bridleway runs adjacent to the location to the north and a footpath runs adjacent to the location to the south. There are no opportunities to connect directly to the Eastleigh Cycle Network. However, a route forming part of the network is approx. 600m from the edge of the location along Winchester Road and Bishopstoke Road. Therefore, a negligible (0) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	-?	The strategic location is a greenfield site with GI assets within or adjacent to the site including bridleways and woodland. Development at this strategic location would result in a loss of GI. However, design of development including new open space and links to the wider GI network could provide mitigation and opportunities for enhancement. Therefore, a minor negative (-) effect is likely, although this is uncertain at this stage (?).
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?	-?	Further intensification of existing sporadic development between Fair Oak and Crowdhill may contribute to erosion of the clear separation between Fair Oak/Crowdhill and Fishers Pond/Colden Common. A minor negative (-) effect is likely, however this is uncertain (?) prior to obtaining further information on design/layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-?	Development at this strategic location would erode the remaining rural character to the east of Winchester Road. Open fields and woodland blocks are sensitive to the erosion of the contrast between enclosure and openness through development. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout
12.4 Will it have an impact on locally important views and settings?	-?	Development at this strategic location is likely to be visible from the west, from Winchester Road and from rights of way in the surrounding countryside. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	The Pyle Hill Cottages which have Grade II listing and a Tudor Cottage with a local listing are adjacent to this strategic location on Winchester Road. A possible prehistoric enclosure is located in the south of the location. A minor negative (-) effect could occur; however this is uncertain (?) prior to

SA objective/ criterion		Justification
		obtaining further information on design/layout.

Fair Oak 7 – Extension east of Fair 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?	+	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+	There is scope in this strategic location for provision of other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	-	This strategic location is more than 800m from the nearest community facilities; therefore, a minor negative (-) effect is likely.
2.2 Are health facilities available locally?	--	This strategic location is more than 800m from the nearest health facilities; therefore, a significant negative (- -) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	--	Development at this strategic location would result in the loss of part or all of East Horton Golf Course. There is scope in this strategic location for some provision of sports facilities, although site promoters have not indicated that there would be any facilities as part of development at this strategic location. Therefore, a significant negative effect (- -) effect is likely.
2.4 Is public open space available locally?	+	The west of the strategic location is within 300m of Knowle Hill Park. Therefore a minor positive (+) effect is likely. It is noted that there is no direct access to this open space however so walking distance to the open space would be more than 300m.
2.5 Can the location readily be connected to the existing cycle and footpath network?	-	A footpath is located less than 100m east along Mortimers Lane from this site. There are no opportunities to connect directly to cycle routes which are part of the Eastleigh Cycle Network. Therefore, a minor negative (-) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	-	This strategic location is more than 600m from the nearest frequent bus route; therefore, a minor negative (-) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.

SA objective/ criterion		Justification
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is more than 1,000m from the nearest major employment centre; therefore a minor negative (-) effect is likely. It should be noted that a small amount of employment use (6,400 m. sq.) is being considered as part development at this strategic location.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	0	This strategic location could be suitable for employment floorspace. However, the site promoter has not stated this as part of the proposals for this strategic location. Therefore, a negligible (0) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	No net loss of existing employment land would result in development of this strategic location, however the location could be suitable for employment land; therefore, a minor negative (-) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	There would be no change in the amount of commercial uses in town, district and local centres. The effect on retail provision at Fair Oak Village Centre through increased catchment is likely to be limited due to the distance of this strategic location. Therefore, a negligible (0) effect is likely.
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 strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	This strategic location is more than 600m from the nearest frequent bus route; therefore, a minor negative (-) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is more than 1000m from the nearest major employment centre; therefore a minor negative (-) effect is likely. It should be noted that a small amount of employment use (6,400 m. sq.) is being considered as part development at this strategic location.
4.5(b) Will employment development at the location be close to a major population centre?	0	There is no significant employment use at this strategic location; therefore, a minor negligible (0) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	-	This strategic location is more than 800m from the nearest health facilities; therefore, a minor negative (-) effect is likely.
4.7 Are shopping and related services available locally?	-	This strategic location is more than 800m from the nearest shopping and related facilities. Therefore, a minor negative (-) effect is likely.
4.8 Is the location close to a Primary school?	-	This strategic location is more than 800m from the nearest primary school; therefore, a minor negative (-) effect is likely. The majority of the location is beyond 800m of an existing primary school. Site promoters have indicated that a new primary school could be provided with development to the north of

SA objective/ criterion		Justification
		Mortimers Lane (strategic location: Fair Oak 2), adjacent to this strategic location.
4.9 Is the location close to a Secondary school?	-	The southern part of this strategic location is more than 1600m of Wyvern Secondary School. Therefore a minor negative (-) effect is likely. There are recognised capacity issues at Wyvern School and further work will need to be undertaken regarding secondary school provision.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	-	A footpath is located less than 100m east along Mortimers Lane from this site. There are no opportunities to connect directly to cycle routes which are part of the Eastleigh Cycle Network. Therefore, a minor negative (-) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The primary route to the nearest settlement and its facilities and services is via Mortimers Lane. The road has a pavement running from the junction of Winchester Road up to the urban edge of Fair Oak village. Beyond, the road is a country lane and lacks sufficient lighting and pavements. A minor negative (-) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	A small area at the south western edge of this strategic location is identified for Minerals Safeguarding and as a Minerals Consultation Area. Development could potentially have a minor negative (-) effect access to mineral resource is lost by development. This effect is uncertain (?) until it is determined if extraction of these minerals can or should be undertaken prior to the location being developed
5.2 Will it result in the loss of higher grade agricultural land?	0	This strategic location is identified as Grade 4 agricultural land. Therefore, a negligible (0) effect is likely.
5.3 Will it use previously developed land?	-	The majority of the location is previously undeveloped. The location does include agricultural related buildings and part of East Horton Golf Club. Therefore a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+	This strategic location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this strategic location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to further information.
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?	-?	There are no AQMAs which would be directly affected by this strategic location. To the south east of Fair Oak, there are existing and granted B2 and mineral uses, and an operational landfill gas utilisation plant at the restored Fair Oak Landfill which have the potential to give rise to noise impacts at night and to air pollution / odour. Such effects are however likely to be mitigated through existing environmental permitting requirements, without which, such plant would not be able to operate. Therefore, any noise or odour impacts associated with the landfill site are more likely to arise during accidental conditions (i.e. plant break down) as oppose to being associated with normal operational conditions. A minor negative (-) effect could occur; however this is uncertain prior to obtaining further information on design/layout and

SA objective/ criterion		Justification
		mitigation opportunities.
6.2 Will development increase pollution?	0	The development does not raise concerns which cannot be addressed by mitigation; therefore a negligible (0) effect is likely.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	-?	The strategic location is a greenfield site and development at this strategic location could result in a loss of GI. However, design of development including new open space and links to the wider GI network could provide mitigation. Therefore, a minor negative (-) effect is likely, although this is uncertain at this stage (?).
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	An area identified as at 'less' risk of surface water flooding is present on the eastern edges of this strategic location. Therefore a negative (-) effect is likely. However, the overall effect at this strategic location is uncertain (?) as the majority of the site is not within an area of flood risk and consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change; therefore a negligible (0) effect is likely.
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 Is the location within the HRA screening zone?	- -?	The location is within 25m of a watercourse which is at the eastern and north eastern edges of this strategic location which are tributaries of the River Itchen. A significant negative (- -) effect could occur, subject (?) to the outcome of HRA screening and consideration of mitigation.
10.2 Is the location within 200m of a SSSI?	0	The location is not within 200m of a SSSI; therefore, a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	The location is not within 200m if a Local Nature Reserve; therefore, a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	Gore Copse SINC is adjacent to the north of this strategic location and land at Knowle Lane SINC is adjacent to the south. Connectivity of SINC via hedgerows is important. A minor negative (-) effect could occur but is uncertain (?) prior to obtaining further information about design/layout.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	This strategic location is likely to primarily contain rough and semi improved grassland. Therefore, a minor negative (-) effect is likely, although this is uncertain (?) subject to obtaining further information on design/layout.
10.6 Will development adversely affect protected species?	-?	Several different protected species could be present at or utilise this strategic location, including but not

SA objective/ criterion		Justification
		limited to: great crested newts, bats, otters. Due to the aquatic and hedgerow connections to the SAC otter may use the sites. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design/layout and opportunities for mitigation and enhancement.
10.6 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	Development at this strategic location could isolate the small woodland block from the wider woodland/hedgerow network. Therefore, a minor negative (-) effect is likely, although this is uncertain (?) subject to obtaining further information on design/layout.
10.7 Will the development adversely affect ancient woodland?	0	There is no ancient woodland within or in the vicinity of this strategic location. Therefore a negligible (0) effect is likely.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	No TPO trees present within or in the vicinity of this strategic location; therefore a negligible (0) effect is likely.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	-	A footpath is located less than 100m east along Mortimers Lane from this site. There are no opportunities to connect directly to cycle routes which are part of the Eastleigh Cycle Network. Therefore, a minor negative (-) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	-?	The strategic location is a greenfield site and development at this strategic location could result in a loss of GI. However, design of development including new open space and links to the wider GI network could provide mitigation. Therefore, a minor negative (-) effect is likely, although this is uncertain at this stage (?).
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	There are no significant effects on gaps expected from development at this strategic location; therefore, a negligible (0) effect is likely.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have significant impacts on views or the setting of the National Park; therefore, a negligible (0) effect is likely.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-?	Development north of Mortimers Lane the urbanising effect on the landscape character of the lower lying land is likely to be localised. Development of land south of Mortimers Lane is likely to have a more significant urbanising effect on the open landscape. A minor negative (-) effect is likely, but is uncertain (?) at this stage prior to obtaining further information on design/layout.
12.4 Will it have an impact on locally important views and settings?	-?	The development south of Mortimers lane is likely to be visible across the valley from the east. A minor negative (-) effect is likely, but is uncertain (?) at this stage prior to obtaining further information on design/layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and		

SA objective/ criterion		Justification
landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	This strategic location includes land identified as the Fair Oak Park Historic Park and Garden. A minor negative (-) effect could occur, but is uncertain prior to obtaining further information about design/layout.

Hamble 1 - Hamble Airfield

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?	+	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+	There is scope in this strategic location for provision other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The north, west and eastern part of this strategic location are within 400m of HYPE Youth Centre, the Sea Scout Hut and Hamble Village Memorial Hall. The rest of this location is within 800m of these community facilities and Hound Parish Hall to the north. Therefore, a minor positive (+) effect is likely.
2.2 Are health facilities available locally?	+	This location is within 1.0km of both sites of the Blackthorn healthcare facility; therefore, a minor positive (+) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	++	Site promoters have indicated that sports pitches would be provided as part of development at this location. Therefore a significant positive (++) effect could occur although this is uncertain (?) at this stage.
2.4 Is public open space available locally?	++	The development proposed in this strategic location includes an additional large scale open space. However, the delivery of this open space is still uncertain and will depend upon the development proposals put forward for this location. In addition, the southern part of this location is within 300m of a number of small open spaces. Overall, the location is therefore assessed as having a significant positive effect with uncertainty (++).
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	There is a footpath which bisects this location going north to south in the eastern area connecting Hamble House Gardens and the bridleway at Mallards Moor. A route which is part of the Eastleigh Cycle Network passes through the west of the site on Hamble Lane. Given these opportunities to connect to the footpath and cycle network, a positive (+) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This location is over 1.2km from a major railway station; therefore, a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	+	Hamble railway station is immediately adjacent to the north western part of this location; therefore, a minor positive (+) effect is likely.

SA objective/ criterion		Justification
3.1 (c) Is the location close to a frequent bus route?	-	This strategic location is over 600m from a frequent bus route. Therefore, a minor negative (-) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	+	The First Bus route 6 serving Hamble-Netley-Hedge End is directly adjacent to the western part of this location and most of this location is within 600m of this bus service; therefore, a minor positive (+) effect is likely.
3.1 (e) Is the location close to a major employment centre?	++	The south western area of this location is within 400m of GE Aviation. Therefore, a significant positive (++) effect is likely. It should be noted that if development is based in the northern part of this site then it is likely that new householders will be within 1.0km of this location, which would result in a minor positive (+) effect instead.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	10,000sq.m. of employment floorspace is proposed at this strategic location; therefore, a minor positive (+) effect is likely.
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	Although there is a small amount of employment floorspace on the south-western part of the strategic location, new floorspace is being proposed and the development of this strategic location will not result in any net loss of existing employment land. Therefore a negligible (0) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This strategic location is identified for residential use only and is located outside district and local centres. It will therefore not result in any loss of a primary shopping area. Therefore a negligible (0) effect is likely.
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 location is over 1.2km from a major railway station; therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	+	Hamble railway station is immediately adjacent to the north western part of this location; therefore, a minor positive (+) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	This strategic location is over 600m from a frequent bus route. Therefore, a minor negative (-) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	The First Bus route 6 serves Hamble-Netley-Hedge End and runs directly adjacent to the western part of this location and most of this location is within 600m of this bus service; therefore, a minor positive (+) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	++	The south western area of this location is within 400m to GE Aviation. Therefore, a significant positive (++) effect is likely. It should be noted that if development is based in the northern part of this site then it is likely that new householders would only be within 1.0km of this location, which would result in a minor positive (+) effect instead.
4.5(b) Will employment development at the location be close to a major population centre?	-	This location is over 1.0km from a major employment centre, therefore if the southern half of this location is developed for mixed uses (which includes 10,000m ² of new employment space), then a minor negative (-) effect is likely.

SA objective/ criterion		Justification
		However, if only the northern part of this strategic location is taken forward for solely residential development, then a negligible (0) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	+	This location is within 1.0km of the Blackthorn healthcare facility; therefore, a minor positive (+) effect is likely.
4.7 Are shopping and related services available locally?	+	A very small part of the western area of this location is within 400m of Coronation Parade local centre. Most of the southern area is within 800m of this local centre and Hamble village centre. Overall, a minor positive (+) effect is likely.
4.8 Is the location close to a Primary school?	+	The western part of this location is adjacent to Hamble Primary School; therefore, a minor positive (+) effect is likely. The rest of this location is within 800m of this school facility.
4.9 Is the location close to a Secondary school?	+	Hamble Community Sports College is located to the immediate north of the railway line. Access routes are available via Hamble Lane and Satchel Lane. Therefore, a minor positive (+) effect is likely.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	There is a footpath which bisects this location going north to south in the eastern area connecting Hamble House Gardens and the bridleway at Mallards Moor. A route which is part of the Eastleigh Cycle Network passes through the west of the site on Hamble Lane. Given these opportunities to connect to the footpath and cycle network, a positive (+) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The strategic location is separated from a number of key facilities including a secondary school and doctor's surgery by the Fareham-Southampton railway line. Pedestrian routes to Hamble village are of a reasonable standard in terms of width and lighting. On balance a minor negative (-) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	This strategic location is in an area of potential Sharp Sand and Gravel Resource. This has been specifically allocated for its extraction in the Hampshire Minerals and Waste Plan 2013. This strategic location is also within an area identified for River Terrace Deposits included as a Mineral Consultation Area in the Hampshire Minerals and Waste Local Plan 2013. Development which does not involve the prior extraction of the minerals would prevent future mineral extraction therefore a minor negative (-) effect is identified. This effect is uncertain (?) as the potential for effects will depend on the scale and design of development proposals and whether minerals can be extracted prior to development within the Local Plan period.
5.2 Will it result in the loss of higher grade agricultural land?	--	Most of this strategic location is not classified as agricultural, aside from a small area in the north east, which is located on higher quality (Grade 1) agricultural land and therefore a significant negative (--) effect is likely.
5.3 Will it use previously developed land?	-	The strategic location is located on greenfield land; therefore a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+?	This strategic location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as

SA objective/ criterion		Justification
		part of development at this location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to obtaining further information.
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?	-?	Noise from road traffic and the railway line is likely in this location. This location is not within an AQMA. Therefore a minor negative (-) effect is likely but uncertain (?) subject to technical assessments and consideration of mitigation.
6.2 Will development increase pollution?	--?	This location was a former airfield and a detailed site investigation, including detailed remedial measures, would be required. Due to the scale of the location and associated vehicle use, there is also likely to be a significant impact on a nearby existing Air Quality Management Area (Hamble Lane). A detailed air quality assessment would be required to determine impacts on existing air quality. The proposed employment uses are likely to have a significant impact on adjacent existing residential properties, and the combination of employment and residential uses proposed on site are likely to adversely impact on each other. A detailed noise assessment would be required to establish an appropriate site layout. Therefore a significant negative (--) effect is likely but uncertain (?) subject to technical assessments and consideration of mitigation.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	There are two specific areas of intermediate surface water flood risk in the north western area of this location close to Hamble railway station. Therefore a significant negative (--) effect is likely. However, the overall effect at this location is uncertain (?) as the majority of the site is not within an area of flood risk and consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change; therefore a negligible change is likely.
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 Is the location within the HRA screening zone?	0	This location is not within the HRA screening area; therefore a negligible (0) effect is likely.
10.2 Is the location within 200m of a SSSI?	0	The location is not within 200m of a SSSI; therefore,
10.3 Is the location within 200m of a Local Nature Reserve?	0	The location is not within 200m if a Local Nature Reserve; therefore,
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	0	No SINCs within or adjacent to the strategic location. Badman Copse SINC and West Wood SINC designated for ancient oak and alder woodland are 170m to the north east and 270m to the west respectively. Due to distance from location unlikely to have an adverse impact therefore a negligible (0) effect is likely.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	Habitats throughout the site compromise tussock grassland and scrub. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.6 Will the development adversely affect protected species?	-?	This location contains mature rough grassland and is therefore likely to foster good populations of reptiles. Due to the wet habitats adjacent to the location there is a possibility of rare amphibians such as great crested newts. A minor negative (-) effect could occur, but is uncertain (?) prior to obtaining further information on design/layout.
10.6 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	The whole location is identified as Airfield Priority Biodiversity Link due to its tussocky grassland and scrub and as it is connecting habitat for two PBAs. Links between the ancient woodland and the PBAs would need to remain open. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.7 Will the development adversely affect ancient woodland?	0	Unlikely to have an adverse impact on ancient woodland; therefore, a negligible (0) effect is likely.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	No TPO trees are present within or adjacent to this strategic location; therefore a negligible (0) effect is likely.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	There is a footpath which bisects this location going north to south in the eastern area connecting Hamble House Gardens and the bridleway at

SA objective/ criterion		Justification
		Mallards Moor. A route which is part of the Eastleigh Cycle Network passes through the west of the site on Hamble Lane. Given these opportunities to connect to the footpath and cycle network, a positive (+) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+?	The strategic site is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
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 effect of development in this strategic location on the gap between Hamble and Hound is likely to be limited to land to the north of the former airfield because of the existing ribbon development on Hamble Lane, the location of the college and the presence of the railway line. The effect of development in this location on the gap between Hamble and Bursledon south of the railway is likely to be limited because of the location of the railway and intervening vegetation, although the north eastern edge is close to Old Bursledon. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-?	Development in this strategic location would change the predominately open character of the landscape between Hamble Lane and Satchell Lane. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
12.4 Will it have an impact on locally important views and settings?	-?	There are clear views from parts of Hamble Lane, Satchell Lane and the local footpath network. Visual mitigation through new screen planting is likely to reduce the open nature and character of this location as seen from the surrounding roads and footpaths. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
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 at this strategic location is unlikely to have an impact on heritage assets (0).

Hamble 2 – West of Hamble Lane (south of Hamble Primary School)

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?	++	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	++	There is scope in this strategic location for provision of other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The northern area of this strategic location is within 400m of the Sea Scout Hut. The rest of this location is within 800m of this community facility and Hamble Village Memorial Hall to the south east of this location; therefore, a negligible (0) effect is likely.
2.2 Are health facilities available locally?	--	This strategic site is over 1.0km distance to any existing healthcare facility; therefore, a significant negative (--) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	--?	The strategic location currently comprises a significant area of sports pitches which would be lost if this area was development. Therefore a significant negative effect is likely. It is possible that replacement pitches may be identified, therefore an uncertain effect is identified.
2.4 Is public open space available locally?	--/+	This strategic location is within 300m of Royal Victoria Country Park adjacent to the north western area of this location and a small area of open space at Sydney Avenue to the east. However, development at this strategic location will result in the loss of Mount Pleasant Recreational site. Therefore a mixed (minor positive and significant negative (+/--)) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	There is a footpath crossing the central area of this strategic location, linking it to College Copse and Hamble Lane. A cycle route forming part of the Eastleigh Cycle Network also passes the eastern part of this location on Hamble Lane; therefore, a minor positive (+) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic location is over 1.2km from a major rail station; therefore a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	0	Hamble station is 590m north of this strategic location; therefore a negligible (0) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	-	This strategic location is over 600m from any frequent bus route; therefore a minor negative (-) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus	+	This strategic location is adjacent to the semi-

SA objective/ criterion		Justification
route?		frequent bus service. First Bus operate route 6 serving Hamble-Netley-Hedge End. Therefore, a minor positive (+) effect is likely.
3.1 (e) Is the location close to a major employment centre?	++	The southern area is adjacent to GE Aviation major employment centre and this strategic location is within 390m of Ensign major employment centre to the south east. Therefore a significant positive (++) effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	0	This strategic location could be suitable for employment floorspace. However, the site promoter has not stated this as part of the proposals for this location. Therefore, a negligible (0) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The development of this strategic location will not result in any loss of existing employment land therefore a negligible (0) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This strategic location is identified for residential use only, is located outside district and local centres and will therefore not result in any loss of a primary shopping area. Therefore a negligible (0) effect is likely.
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 strategic location is over 1200m from a major rail station; therefore a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	0	Hamble station is 590m north of this strategic location; therefore a negligible (0) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	This strategic location is over 600m from any frequent bus route; therefore a minor negative (-) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	This strategic location is adjacent to a semi-frequent bus service. First Bus operate route 6 serving Hamble-Netley-Hedge End, to the east. Therefore, a minor positive (+) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	++	The southern area of this strategic location is adjacent to GE Aviation major employment centre, while the Ensign Way major employment centre is 390m to the south east. Therefore a significant positive (++) effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	0	The strategic location is for residential uses only and therefore a negligible (0) effect is likely, in relation to this objective.
4.6 Are health facilities available locally? (same score as 2.2)	--	This strategic site is over 1.0km distance to any existing healthcare facility; therefore, a significant negative (--) effect is likely.
4.7 Are shopping and related services available locally?	+	Most of this strategic location is adjacent to the Coronation Parade local centre to the south east; therefore, a minor positive (+) effect is likely.
4.8 Is the location close to a Primary school?	+	The north eastern area of this location is adjacent of Hamble Primary School. The rest of this location is within 400m of this primary school facility, therefore a minor positive (+) effect is likely.
4.9 Is the location close to a Secondary school?	+	The northern part of this strategic location is within 800m of Hamble Community Sports College, to the north west of this location; therefore, a minor positive (+) effect is likely.

SA objective/ criterion		Justification
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	There is a footpath crossing the central area of this strategic location, linking it to College Copse and Hamble Lane. A cycle route forming part of the Eastleigh Cycle Network also passes the eastern part of this location on Hamble Lane; therefore, a minor positive (+) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no significant geographical barriers on the most direct walking route to any destination. Therefore a minor positive (+) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	Most of this strategic location is within an area of potential Sharp Sand and Gravel resource. The whole site is also within an area of River Terrace Deposit, identified as a Mineral Consultation Area in the Hampshire Minerals and Waste Plan 2013. Development at this location could prevent future mineral extraction therefore a minor negative (-) effect is likely. This effect is uncertain as the potential for effects will depend on the scale and design of development proposals and whether minerals can be extracted prior to development within the Local Plan period.
5.2 Will it result in the loss of higher grade agricultural land?	0	This strategic location is not classified as agricultural land therefore a negligible (0) effect is likely.
5.3 Will it use previously developed land?	-	This strategic location is located on greenfield and land; therefore, a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+	This location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to obtaining further information.
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 strategic location could be affected by the noise and traffic movements at GE Aviation located adjacent. This location does not fall within an AQMA. Therefore a minor negative (-) effect is likely but uncertain (?) subject to technical assessments and consideration of mitigation.
6.2 Will development increase pollution?	-?	Development at this location is likely to impact traffic flows and volumes on nearby roads such as Hamble Lane. Local air quality could be affected, including the Hamble Lane AQMA. A detailed air quality assessment is required to determine impacts on existing air quality. Therefore, a minor negative (-) effect is likely but uncertain (?) subject to technical assessments and consideration of mitigation.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements

SA objective/ criterion		Justification
		to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	The eastern area of this strategic location contains a small area that is mostly subject to 'less' surface water flooding. Therefore a minor negative (-) effect is likely. This effect is uncertain as it would depend on the ability of the design and layout of the particular development proposal to avoid or mitigate flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change. Therefore a negligible effect is likely.
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 Is the location within the HRA screening zone?	0	This strategic location is over 200m from any HRA screening zone; therefore a negligible (0) effect is likely.
10.2 Is the location within 200m of a SSSI?	0	This strategic location is over 200m from any SSSI designation; therefore a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	This strategic location is over 200m from any Local Nature Reserve; therefore a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	West Wood SINC lies adjacent to the west of the strategic location. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	Solent Biodiversity Opportunity Area lies adjacent to the west of this location. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.6 Will the development adversely affect protected species?	-?	There is a large area of ancient woodland within the West Wood SINC. The hedgerows on site could harbour dormice and be used as a foraging corridor by badger, reptiles, and bat species. A negative (-) effect could occur, but is uncertain (?) prior to obtaining further information on existence of species and the design/layout of any development proposals.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan	-?	Solent Biodiversity Opportunity Area adjacent to west. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further

SA objective/ criterion		Justification
Priority Links)?		information on design/layout and consideration of mitigation and enhancement opportunities.
10.8 Will the development adversely affect ancient woodland?	-?	West Wood (ancient woodland) lies adjacent to the west. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	There are TPOs within the site. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	There is a footpath crossing the central area of this strategic location, linking it to College Copse and Hamble Lane. A cycle route forming part of the Eastleigh Cycle Network also passes the eastern part of this location on Hamble Lane; therefore, a minor positive (+) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	Development in this strategic location would extend the settlement of Hamble westwards towards the Royal Victoria Country Park but would still leave a substantial gap between the settlements of Hamble and Hound. There would not be an impact on the gap between Hamble and Bursledon. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this location is unlikely to have an impact on the National Park.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-?	There would be an urbanisation of predominately open recreation land on the western edge of Hamble. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
12.4 Will it have an impact on locally important views and settings?	-?	This strategic location is highly visible from Hamble Lane and adjoining rights of way and minor access roads. A minor negative (-) effect is likely, although

SA objective/ criterion		Justification
		uncertain (?) prior to obtaining further information on design and layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	There is a Grade II* listed building (Sydney Lodge) to the south of the site. There is therefore a potential but uncertain (?) negative (-) impact that may require mitigation.

Hedge End 1 – 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?	++	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	++	There would appear to be scope in this location for provision of other elements of identified housing need. However, the site promoter has not specified whether they propose to meet other such elements of identified housing need. Therefore a minor positive effect (+) is likely, but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	++	This strategic location is within 800m of four community halls including Botley Centre to the south and Drummond Community Centre to the north-west. There is also potential to provide a new community facility within this site. Therefore, a significant positive (++) effect is likely.
2.2 Are health facilities available locally?	+	The northern part of this strategic location is within 1.0km of St Lukes Surgery in the north west. The south eastern area of the location is also within 1.0km of Botley Health Centre. Therefore, a minor positive (+) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	++	There is scope in this location for provision of sports pitches and facilities therefore a minor positive effect (+) could occur. However, site promoters have not indicated that sports pitches would be provided as part of development at this location. Therefore, this effect is uncertain (?) at this stage.
2.4 Is public open space available locally?	++	This strategic location is for mixed use development, including 11ha of new open space. In addition, most of the western area of this strategic location is within 300m of public open space in the form of a series of corridors along Watkin Road, Giles Close, Locke Road and Bottom Copse. The far southern part of this location is also within 300m of the Pavilion Way recreational facility. The rest of this strategic location is within 800m of these public open space facilities. Therefore a significant positive (++) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	There is a bridleway in the central area of this strategic location, which links the location through to Holmesland Lane, Botley to the south-east and to the settlement of Hedge End at Shamblehurst Lane in the north-west. A cycle route forming part of the Eastleigh cycle network is also located adjacent to the western area of the site linking the location to the settlement at Shamblehurst Lane and to Woodhouse Lane. Given these opportunities to connect to the footpath and cycle network, a positive (+) effect is likely.
3. Develop a dynamic and diverse economy		

SA objective/ criterion		Justification
3.1(a) Is the location close to a major rail station?	+	Hedge End station is approximately 680m to the north of this strategic location; therefore a minor positive (+) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is over 600m from a minor rail station; therefore a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	-	This site is over 600m from a frequent bus service; therefore a minor negative (-) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	+	The north western area of this location is within 300m of First Bus route 8 serving Hedge End-West End-Townhill Park-Southampton (the Hedge End to West End section is likely to be withdrawn in the short to medium term due to low usage). The rest of this strategic location is over 300m distance to a semi-frequent bus service. Therefore a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	+	This strategic location includes residential development and the western area is located within 1.0km of Hedge End Industrial Area. Therefore, a minor positive (+) effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	The location would be unsuitable for additional employment floorspace and no new floorspace is being considered. Therefore a minor negative (-) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The development of this strategic location will not result in any loss of existing employment land therefore a negligible (0) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	+	This strategic location is identified for residential use, primary school and the potential for a new local centre. Therefore, a minor positive (+) effect is likely. Although, the effect of this provision on existing services is uncertain at this time.
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)	+	Hedge End station is approximately 680m to the north of this strategic location; therefore a minor positive (+) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is over 600m from a minor rail station; therefore a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	This strategic location is over 600m from a frequent bus service; therefore a minor negative (-) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	+	The north western area of this location is within 300m of First bus route 8 serving Hedge End-West End-Townhill Park-Southampton (the Hedge End to West End section is likely to be withdrawn in short to medium term due to low usage). The rest of this strategic location is over 300m to a semi-frequent bus service. Therefore a minor positive (+) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	+	This strategic location could accommodate a significant amount of residential development. The north western area is located between 400-1.0km of Hedge End Industrial Area. Therefore, a minor positive (+) effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	0	Employment is not currently proposed at this strategic location; a negligible (0) effect is likely.

SA objective/ criterion		Justification
4.6 Are health facilities available locally? (same score as 2.2)	+	The northern part of this strategic location is within 1.0km of St Lukes Surgery in the north west. The south eastern area of the location is also within 1.0km of Botley Healthcare Centre. Therefore, a minor positive (+) effect is likely.
4.7 Are shopping and related services available locally?	++?	<p>The north western area of this strategic location is within 800m of St Lukes Close/ Shamblehurst Lane local centre. The rest of this location is over 800m distance from a town, district or local centre.</p> <p>There is however potential within this site to make provision for a new local centre although at this time delivery is uncertain and it will depend upon the development proposals put forward.</p> <p>Overall, the location is therefore assessed as having a significant positive effect with uncertainty (++?).</p>
4.8 Is the location close to a Primary school?	++	This strategic location is for mixed use , including the provision of new primary school facilities. In addition, the western area is adjacent to Berrywood Primary School. Aside from the far eastern edge of this location, most of this site is within 800m to Berrywood Primary School to the west. Therefore, a significant positive (++) effect is likely.
4.9 Is the location close to a Secondary school?	+	Wildern Secondary School is located just under 800m from the south-western part of this strategic location. There are recognised capacity issues at Wildern School and further work will need to be undertaken regarding secondary school provision. Therefore, a minor positive (+) effect is likely.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	There is a bridleway in the central area of this strategic location, which links the location through to Holmesland Lane, Botley to the south-east and to the settlement of Hedge End at Shamblehurst Lane in the north-west. A cycle route forming part of the Eastleigh Cycle Network is also located adjacent to the western area of the site linking the location to the settlement at Shamblehurst Lane and to Woodhouse Lane. Given these opportunities to connect to the footpath and cycle network, a positive (+) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	+	There are no significant geographical barriers on the most direct walking route from the strategic location to the key destinations and facilities of Hedge End and Botley. Lighting and width of footpaths are not ideal at present but capable of improvement. A minor positive effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	The southern area of this strategic location contains two areas of potential Sharp Sand and Gravel Resource. These have been safeguarded in the Hampshire Minerals and Waste Local Plan 2013. These sites are also River Terrace Deposit areas identified as Consultation Areas in the Hampshire Minerals and Waste Local Plan 2013. Development at this strategic location could prevent future mineral extraction therefore a minor negative (-) effect is likely. This effect is uncertain as the potential for effects will depend on the scale and design of development proposals and whether minerals can be extracted prior to development within the Local Plan period.

SA objective/ criterion		Justification
5.2 Will it result in the loss of higher grade agricultural land?	-	Most of this strategic site is located on medium quality (Grade 3a or 3b) agricultural land, aside from a small area in the south west which is located on higher agricultural quality land (Grade 2). Therefore a minor negative (-) effect is likely.
5.3 Will it use previously developed land?	-	This strategic location is located on greenfield land; therefore a minor negative (-) is likely.
5.4 Will it deliver or support allotments or community farms?	+?	This location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to obtaining further information.
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 location could be affected by noise from the railway line. It is noted that railway is largely in a cutting at the point and effects are likely to be minor. Botley Cleansing Services is located nearby; therefore an odour assessment would need to be carried out to consider the impacts to the development from this established use. This location is not within an AQMA. Overall, a minor negative (-) effect is likely but uncertain (?) subject to technical assessments and consideration of mitigation.
6.2 Will development increase pollution?	-?	Development at this location is likely to impact traffic flow and volume on nearby roads and could impact on air quality including nearby existing Air Quality Management Area (Botley). A detailed air quality assessment would be required to determine impacts on existing air quality. Therefore a minor negative (-) effect is likely but uncertain (?) subject to technical assessments and consideration of mitigation.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+?	This strategic location is a greenfield site with some green infrastructure assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location could result in a loss of green infrastructure. However, the design of development including new open space and links to the wider green infrastructure network has potential to achieve improvements to green infrastructure. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	This strategic location contains areas of Flood Zones 2 and 3 focussed around a watercourse. Therefore a minor negative (-) effect is likely. However, there are also areas of 'intermediate' surface water flooding risk, which increases the potential negative effects in relation to flood risks, albeit that these are also focussed around the watercourse. Therefore overall a significant negative (--) effect is likely. This effect is uncertain as it would depend on the ability of the design and layout of the particular development

SA objective/ criterion		Justification
		proposal to avoid or mitigate flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change therefore a negligible (0) effect is likely.
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 Is the location within the HRA screening zone?	--?	This strategic location contains a watercourse, which is no further than 8km upstream of a European site. Therefore a significant negative (--) effect is likely. This effect is uncertain as it depends on the potential for avoidance or mitigation measures to be included in a development proposal.
10.2 Is the location within 200m of a SSSI?	0	This strategic location is not within 200m of any SSSI designated sites; therefore a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	This strategic location is not within 200m of any Local Nature Reserve; therefore a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	Bushy Copse SINC is incorporated within this strategic location dissecting the site through the middle. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	Other than the SINC habitats within this strategic location, it appears to be agricultural with little biodiversity benefit. The exception to this is the bushy hedgerows / woodland strips present along some of the boundaries that link into and extend the habitats within the SINC.
10.6 Will the development adversely affect protected species?	-?	Due to the woodland and hedgerow network and the long grass habitat adjacent to the hedgerows and within the SINC, there are opportunities for badger, reptiles, and bat species to be using this complex. Dormice are known to be present within the locality. A minor negative (-) effect is likely, although this is uncertain (?) at this stage and is subject to consideration of design/layout and mitigation measures.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	The Wildern Priority Biodiversity Link incorporates the SINC and provides buffering. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and

SA objective/ criterion		Justification
		consideration of mitigation and enhancement opportunities.
10.8 Will the development adversely affect ancient woodland?	-?	Ancient woodland is identified within this location, although there is no indication that loss of this ancient woodland is proposed. A minor negative (-) effect is likely, although this is uncertain (?) at this stage and is subject to consideration of design/layout and mitigation measures.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	There are no TPO trees within the site therefore a negligible effect is likely (0)
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	There is a bridleway in the central area of this strategic location, which links the location to Holmesland Lane, Botley to the south-east and to the settlement of Hedge End at Shamblehurst Lane in the north-west. A cycle route forming part of the Eastleigh Cycle Network is also located adjacent to the south-western area of the site, linking the location to Hedge End at Shamblehurst Lane and to Woodhouse Lane. Given these opportunities to connect to the footpath and cycle network, a positive (+) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+	This strategic location is a greenfield site with some green infrastructure assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location could result in a loss of green infrastructure. However, the design of development including new open space and links to the wider green infrastructure network has potential to achieve improvements to green infrastructure. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	Development in this strategic location is likely to diminish the separation between the settlements of Hedge End, Boorley Green and Botley. The eastern part of this location is located at the narrowest part of the gap between settlements which may be further eroded by the construction of a new bypass. A negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this location is unlikely to have an impact on the National Park. Therefore a negligible (0) effect is likely.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-?	Development in this location will have an effect on the open undeveloped character of the landscape north and south of the vegetation lining the stream

SA objective/ criterion		Justification
		course running through the site. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
12.4 Will it have an impact on locally important views and settings?	-?	Development is likely to be evident from the road bridge crossing the railway, from Woodhouse Lane and public rights of way as well as from the edge of the settlement. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
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	Whilst the historic park/garden of Botleigh Grange is to the south, there are no heritage assets within the strategic location. Therefore a negligible (0) effect is likely.

Hound 1 – South of Bursledon

SA objective/ criterion		Justification
1. Provide sufficient housing to meet identified local needs, including affordability and special needs		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+	There is scope in this location for provision other elements of identified housing need. Site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The north eastern area of this strategic location is within 400m of two community halls including The Pilands Wood Centre and Bursledon Scout and Guide Headquarters. The rest of this location is within 800m of these community facilities plus Hound Parish Hall to the west and Hype Youth Centre to the south. Therefore, a minor positive (+) effect is likely.
2.2 Are health facilities available locally?	+	This strategic location is within 1.0km of several healthcare facilities including the Blackthorn Health Centre to the south and the Lowford Centre to the north of this location. Therefore, a minor positive (+) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+	There is scope in this location for provision of sports pitches and facilities therefore a minor positive effect (+) could occur. Site promoters have not indicated that sports pitches would be provided as part of development at this location. Therefore, the effect is uncertain (?) at this stage.
2.4 Is public open space available locally?	+	The northern and eastern area of this strategic location is within 400m of three open spaces including Mallards Moor adjacent to the far eastern edge of this location, Hungerford public open space further to the east and Cunningham Gardens to the north-west. The rest of this strategic location is within 800m of these public open space facilities. Therefore, a minor positive (+) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	There is a footpath bisecting the western boundary of this strategic location linking it to Pound Road and Hound Way. A cycle route forming part of the Eastleigh Cycle Network crosses this location, providing routes to the north and south along Hamble Lane. Therefore, a minor positive (+) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic location is over 1200m from a major rail station; therefore a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is over 600m from a minor rail station; therefore a minor negative (-) effect is likely.

SA objective/ criterion		Justification
3.1 (c) Is the location close to a frequent bus route?	+	The far northern edge of this strategic location is within 600m of the First Bus route serving X4/X5 Southampton-Bursledon-Fareham- Portsmouth/ Gosport; therefore, a minor positive (+) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is over 300m from a semi-frequent bus service. Therefore a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is over 1.0km from a major employment centre; therefore a minor negative (-) effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This location has not been favourably considered for employment as part of the SLAA. The site promoter has not stated if employment would be part of development at this location. Therefore, a minor negative (-) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The development of this strategic location will not result in any loss of existing employment land therefore a negligible (0) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This strategic location is identified for residential use only and is located outside district and local centres and will therefore not result in any loss of a primary shopping area. Therefore a negligible (0) effect is likely.
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 strategic location is over 1200m from a major rail station; therefore a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This Strategic location is over 600m from a minor rail station; therefore a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	+	The far northern edge of this strategic location is within 600m of the First Bus route X4/X5 serving Southampton-Bursledon-Fareham- Portsmouth/ Gosport; therefore, a minor positive (+) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is over 300m from a semi-frequent bus service. Therefore a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is over 1.0km from a major employment centre; therefore a minor negative (-) effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	0	This strategic location is for residential use only; therefore a negligible (0) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	+	This strategic location is within 1.0km of several healthcare facilities including both sites of the Blackthorn Health Centre to the south of this location. Therefore, a minor positive (+) effect is likely.
4.7 Are shopping and related services available locally?	+	The eastern half of this strategic location is within 400m of Pilands Wood local centre in Bursledon and within 800m of Lowford village centre in Bursledon. The rest of this location is within 800m of Pilands Wood in Bursledon. Therefore, a minor positive (+) effect is likely.

SA objective/ criterion		Justification
4.8 Is the location close to a Primary school?	0	The north eastern area of this location is within 800m of Bursledon Junior School and Bursledon Church Of England Infant School. The rest of this location is over 800m from any primary school facility, therefore a negligible (0) effect is likely.
4.9 Is the location close to a Secondary school?	+	Most of this strategic location is within 800m of Hamble Community Sports College, to the south. The rest of this location is within 1.6km of this secondary school facility, therefore a minor positive (+) effect is likely.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	There is a footpath bisecting the western boundary of this strategic location linking it to Pound Road and Hound Way. A cycle route forming part of the Eastleigh Cycle Network crosses this location, providing routes to the north and south along Hamble Lane. Therefore, a minor positive (+) effect is likely.
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 destination. Therefore a minor positive (+) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	Most of this strategic location is within an area of potential Sharp Sand and Gravel Resource, which has been safeguarded in the Hampshire Minerals and Waste Plan 2013. This is also a River Terrace Depository Consultation Area, identified in the Hampshire Minerals and Waste Local Plan. Development at this location could prevent future mineral extraction therefore a minor negative (-) effect is likely. This effect is uncertain as the potential for effects will depend on the scale and design of development proposals and whether minerals can be extracted prior to development within the Local Plan period.
5.2 Will it result in the loss of higher grade agricultural land?	-	This strategic site is located on medium quality (Grade 3a or 3b) agricultural land; therefore a minor negative (-) effect is likely.
5.3 Will it use previously developed land?	+/-	This strategic location is located on both greenfield and previously developed land; therefore, a mixed-minor positive and minor negative (+/-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+	This location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to obtaining further information.
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 strategic location could be significantly affected by noise from road traffic on Hamble Lane. It is in proximity to a restored former landfill site and a detailed site investigation is required but should be able to manage potential pollution effects through remedial measures. This location is not within the Hamble Lane AQMA. Overall, a minor negative (-) effect is likely but uncertain (?) subject to technical assessments and consideration of mitigation.

SA objective/ criterion		Justification
6.2 Will development increase pollution?	--?	Due to the scale of the proposed development, increases in car use are likely to significantly impact on a nearby existing Air Quality Management Area. A detailed air quality assessment would be required to determine impacts on existing air quality. Therefore a significant negative (--) effect is likely but uncertain (?) subject to technical assessments and consideration of mitigation.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+?	This strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	-?	This strategic location contains areas of 'less' surface water risk. Therefore a minor negative (-) effect is likely. This effect is uncertain as it would depend on the ability of the design and layout of the particular development proposal to avoid or mitigate flood risk.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change therefore a negligible (0) effect is likely.
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 Is the location within the HRA screening zone?	0	This strategic location is not within the HRA screening zone; therefore a negligible (0) effect is likely.
10.2 Is the location within 200m of a SSSI?	0	This strategic location is not within 200m of any SSSI designated sites; therefore a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	This strategic location is not within 200m of any Local Nature Reserve; therefore a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	The western part of this location is adjacent to Priors Hill Brickworks SINC and Priors Hill Reservoir SINC with a small section adjacent to Priors Hill Copse/Hound Grove SINC. Priors Hill Brickworks SINC is designated for its rush pasture, and wet willow and oak woodland. Priors Hill Reservoir contains a reservoir surrounded by oak and hazel woodland which is probably ancient in origin. Finally Priors Hill Copse/Hound Grove SINC is designated for its oak, birch and ash ancient woodland and wet

SA objective/ criterion		Justification
		willow Carr. Spear Pond Gully runs throughout the SINC network. The eastern part of this strategic location is adjacent to Lower Pilands Woods SINC which is designated for its ancient Oak/ hazel woodland and alder Carr. This is part of a larger complex of ancient woodland which incorporates the Hungerford Stream. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	All SINC's within the complexes detailed above are incorporated into the Hamble Estuary Priority Biodiversity Areas (PBA). However, this does not extend into the strategic location. To enhance the adjacent PBA there are opportunities to establish woodland connections through this location. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.6 Will the development adversely affect protected species?	-?	Reptiles may be present at the boundaries of the strategic location. A minor negative (-) effect could occur but this is uncertain (?) prior to obtaining further information on design/layout.
10.6 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	Hamble Estuary PBA lies to east and west of this strategic location. A minor negative (-) effect is likely, although this is uncertain (?) at this stage and is subject to consideration of design/layout and mitigation measures.
10.7 Will the development adversely affect ancient woodland?	-?	Ancient woodland is identified adjacent to this strategic location, although there is no indication that loss of this ancient woodland is proposed. A minor negative (-) effect is likely, although this is uncertain (?) at this stage and is subject to consideration of design/layout and mitigation measures.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	There are tree preservation orders on the western boundary of the strategic location. A minor negative (-) effect is likely, although this is uncertain (?) at this stage and is subject to consideration of design/layout and mitigation measures.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	There is a footpath bisecting the western boundary of this strategic location linking it to Pound Road and Hound Way. A cycle route forming part of the Eastleigh Cycle Network crosses this location, providing routes to the north and south along Hamble Lane. Therefore, a minor positive (+) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+	This strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location

SA objective/ criterion		Justification
		could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	Development in this strategic location will have the effect of extending the Bursledon settlement edge further south and development either side of Hamble Lane is likely to reduce the perceived separation between Hamble, Bursledon and Hound when viewed from Hamble Lane, Hound Road and public footpaths in the area. The effect on the gap between Bursledon and Hound is likely to be more significant because of the closer proximity of these settlements. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park. Therefore a negligible effect is likely.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-?	Development in this strategic location will have an impact on the predominantly open character of the coastal plain landscape although the land slopes downwards towards the north eastern corner which helps to mitigate the impact. The land on both sides of Hamble Lane includes a mix of hedgerows and small buildings within the surrounding more open landscape. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
12.4 Will it have an impact on locally important views and settings?	-?	Development in this location is likely to be evident from Hamble Lane, local footpaths and the urban edge. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	The eastern boundary of this strategic location adjoins the Old Bursledon Conservation Area. A bunker is also located at the southern boundary of this location. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design and layout.

West End 1 - Land east and west of Allington Lane, north of the railway line

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?	+	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+	There is scope in this strategic location for provision of other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	-	The location is more than 800m from the nearest community facilities; therefore a minor negative (-) effect is likely. It is noted that a new local centre as part of development west of Horton Heath, immediately to the east of this strategic location, has a resolution to permit.
2.2 Are health facilities available locally?	--	The location is more than 1,000m from the nearest health facilities; therefore a significant negative (- -) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+	There is scope in this strategic location for provision of sports pitches and facilities therefore a positive effect (+) could occur. Site promoters have not indicated that sports pitches would be provided as part of development at this strategic location. Therefore effect is uncertain (?) at this stage.
2.4 Is public open space available locally?	++	The northern, eastern and western areas of this strategic location are within 800m of public open space. Site promoters have also indicated that additional public open space would be provided as part of development at this strategic location. Therefore, a significant positive (++) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	In the eastern half of this strategic location two footpaths bisect from east to west. There are not public rights of way to the west of Allington Lane at this strategic location. There are no opportunities, in isolation, to connect directly to cycle paths which form part of the Eastleigh Cycle Network to this strategic location along Allington Lane. Therefore, a negligible (0) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic location is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	-	The location is more than 600m to the nearest frequent bus route. Therefore, a minor negative (-) effect is likely.

SA objective/ criterion		Justification
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is more than 1000m from the nearest major employment centre; therefore a minor negative (-) effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	0	There are some small employment premises along Allington Lane. Location could well be suitable for further employment floorspace. However, the site promoter has not indicated if the existing employment would be retained or if any new employment would be included as part of development. Overall, a negligible (0) effect is likely, although this is uncertain at this stage.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	-	Small scale and low cost employment units currently along Allington Lane likely to be lost; therefore a minor negative (-) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	There would be no change in the amount of commercial uses in town, district and local centres; therefore, a negligible (0) effect is likely. It is noted that development in this strategic location could increase the catchment of existing centres and the new local centre proposed on land east of Horton Heath, however this is uncertain due to distance from these 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)	-	This strategic locations is more than 1,200m from the nearest major rail station; therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	The location is more than 600m to the nearest frequent bus route. Therefore, a minor negative (-) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is more than 300m from the nearest semi-frequent bus route; therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	This strategic location is more than 1,000m from the nearest major employment centre. Therefore a minor negative (-) effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	0	There is no significant employment use; therefore, a minor negligible (0) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	- -	The strategic location is more than 1,000m from the nearest health facilities; therefore a significant negative (- -) effect is likely.
4.7 Are shopping and related services available locally?	-	This strategic location is more than 800m from the nearest shopping and related facilities. Therefore, a minor negative (-) effect is likely. It is noted that a new local centre as part of development west of Horton Heath, immediately to the east of this strategic location, has a resolution to permit.
4.8 Is the location close to a Primary school?	-	The location is more than 800m from the nearest primary school. Therefore a minor negative (-) effect is likely. It is noted that a new primary school as part of development west of Horton

SA objective/ criterion		Justification
		Heath, immediately to the east of this strategic location, has a resolution to permit
4.9 Is the location close to a Secondary school?	0	This majority of this strategic location is within 1600m of Wyvern Secondary School. Therefore a negligible (0) effect is likely. There are recognised capacity issues at Wyvern School and further work will need to be undertaken regarding secondary school provision. It is noted that a new secondary school as part of development west of Horton Heath, immediately to the east of this strategic location, has a resolution to permit.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	In the eastern half of this strategic location two footpaths bisect from east to west. There are not public rights of way to the west of Allington Lane at this strategic location. There are no opportunities, in isolation, to connect directly to cycle paths which form part of the Eastleigh Cycle Network to this strategic location along Allington Lane. Therefore, a negligible (0) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	-	The primary route to the nearest settlement and its facilities and services is via Allington Lane to Fair Oak. This route has fast traffic along a narrow lane, with limited lighting and pavements. A minor negative (-) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	-?	Areas designated for HCC Minerals Safeguarding and as part of the HCC Minerals Consultation Area are identified at the boundary of the site to the north, east and west. Development could potentially have a minor negative (-) effect access to the potential mineral resource is lost by development. This effect is uncertain (?) until it is determined if extraction of these potential minerals can or should be undertaken prior to the location being developed
5.2 Will it result in the loss of higher grade agricultural land?	-	The strategic location is predominantly Grade 4 agricultural land to the west of Allington Lane and to the east of Allington Lane it is predominantly Grade 3 agricultural land. Overall, a minor negative (-) effect is likely.
5.3 Will it use previously developed land?	+/-	The majority of the strategic location is previously undeveloped. However, the location does include agricultural related buildings and has uses including a fruit farm, garden centre and Allington Manor Business Centre. Therefore a mixed (+/-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+	This strategic location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this strategic location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to further information.
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?	-?	There are no AQMAs which would be affected by this strategic location. The railway line is adjacent to the south of this strategic location which would have the potential to have an adverse noise impact upon development at this strategic location. A minor negative (-) effect is likely, but is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation

SA objective/ criterion		Justification
		measures.
6.2 Will development increase pollution?	--?	Given the scale of the strategic location there is likely to be a significant impact on traffic flows and volumes on nearby roads and potentially to Eastleigh town. Pollution from a significant increase in vehicles could impact local air quality generally, the Eastleigh AQMA, and the nature conservation interests of the River Itchen SAC. A new road is proposed in combination with development at other nearby strategic locations. The effect of such a road scheme is currently uncertain. A significant negative (- -) effect could occur, although is currently uncertain (?) prior to further transport assessment work and consideration of mitigation opportunities.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+?	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this strategic location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to further information on design/layout and enhancement opportunities.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	Areas identified in Flood Zones 1 and 2 are on the north, east and west edges of this strategic location. Areas of 'less' or 'intermediate' risk of surface water flooding are found in small areas across this strategic location. Therefore, a significant negative (--) effect is likely. However, the overall effect at this strategic location is uncertain (?) as the majority of the site is not within an area of flood risk and consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change; therefore a negligible (0) effect is likely.
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 Is the location within the HRA screening zone?	--?	Watercourses are identified along the edges of this strategic location and into the location in the western part of the location. A significant negative (- -) effect could occur, subject (?) to the outcome of HRA screening and consideration of mitigation.
10.2 Is the location within 200m of a SSSI?	--?	The River Itchen SSSI is adjacent to the west of this strategic location; therefore, a significant negative (- -) effect is likely and mitigation may be required (?).

SA objective/ criterion		Justification
10.3 Is the location within 200m of a Local Nature Reserve?	0	The location is not within 200m of a Local Nature Reserve; therefore, a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	Allington Lane Pond SINC which contains a woodland pond situated on the southern boundary of a neutral meadow. Hearts Copse SINC is designated for its ancient woodland which is currently unmanaged. Hearts Copse is likely to be important for great crested newts. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	Historic surveys indicate that the grassland within the site contains areas of herb rich, damp or rush dominated grassland. The hedgerow network within these sites appears damaged but there is potential for restoration. A minor negative (-) effect is likely, although this is uncertain (?) prior to further obtaining information on design/layout and consideration of mitigation and enhancement opportunities.
10.6 Will the development adversely affect protected species?	-?	Protected species likely to be present at this strategic location include, but are not limited to: otters, dormice, great crested newts, bats, water voles, and reptiles. A minor negative (-) effect is likely but is uncertain (?) prior to obtaining further information on layout/design and consideration of mitigation and enhancement opportunities.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	The Chalcroft Priority Biodiversity Link runs along the eastern and south western edges of this strategic location. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.8 Will the development adversely affect ancient woodland?	-?	Hearts Copse SINC is designated for its ancient woodland which is currently unmanaged. There could be opportunities for enhancement by improved management. A minor negative (-) effect is likely, although this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	There are no TPO trees present within or in the vicinity of this strategic location; therefore, a negligible (0) effect is likely.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	In the eastern half of this strategic location two footpaths bisect from east to west. There are no public rights of way to the west of Allington Lane at this strategic location. There are no opportunities, in isolation, to connect directly to cycle paths which form part of the Eastleigh Cycle Network to this strategic location along Allington Lane. Therefore, a negligible (0) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+?	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this strategic location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive

SA objective/ criterion		Justification
		(+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-	Development at this strategic location could contribute to the coalescence of development west of Horton Heath with Bishopstoke/Fair Oak. A minor negative (-) effect is likely, although uncertain prior to obtaining further information on design/layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-	The open land in the Itchen Valley would be affected and the open land east of Allington Lane north of the railway. A minor negative (-) effect is likely, although uncertain prior to obtaining further information on design/layout.
12.4 Will it have an impact on locally important views and settings?	-	Visibility of development within the open land on both sides of Allington Lane and possibly across the Itchen Valley is likely. A minor negative (-) effect is likely, although uncertain prior to obtaining further information on design/layout.
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?	-?	Allington Manor Historic Park and Garden is present within in the south western area of this strategic location. There are also two prehistoric enclosures located toward the centre of the location. A minor negative (-) effect could occur, but is uncertain (?) prior to obtaining further information on design/layout.

West End 2 - North of Moorgreen Road and between Bubb Lane and 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?	+	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+	There is scope in this strategic location for provision of other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The west of this strategic location is within 800m of Moorgreen Youth Club; therefore a negligible (0) effect is likely.
2.2 Are health facilities available locally?	+	The west of the strategic location is within 1000m of West End GP Surgery. Therefore, a minor positive (+) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+	There is scope in this strategic location for provision of sports pitches and facilities, therefore a positive effect (+) could occur. Site promoters have not indicated that sports pitches would be provided as part of development at this strategic location. Therefore effect is uncertain (?) at this stage.
2.4 Is public open space available locally?	0	The strategic location is within 800m of a number of areas of public open space including: Moorgreen Recreational ground, Dowds Farm and Moorgreen Meadows. Therefore, a negligible (0) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	Two footpaths bisect the strategic location from north west to south east. The footpath further to the north east connects to a cycle route which is part of the Eastleigh Cycle Network. The potential to explore an upgrade to the existing footpath or providing a new connection to the nearby cycle route. Therefore, a minor positive (+) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	++	This strategic locations is within 1,200m of Hedge End rail station; therefore a significant positive (++) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	-	This strategic location is more than 600m to the nearest frequent bus route. Therefore, a minor negative (-) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	The south east edge of this strategic location is just within 300m of the First 8 bus service connecting

SA objective/ criterion		Justification
		Hedge End to Southampton via West End. Because the significant majority of the location is further than 300m, a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	-	This strategic location is more than 1000m from the nearest major employment centre; therefore a minor negative (-) negative effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This strategic location has not been considered for employment as part of the SLAA. The site promoter has not stated if employment would be part of development at this strategic location. Therefore, a minor negative (-) effect is likely.
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	No net loss of existing employment land would result in development of this strategic location; therefore, a negligible (0) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	There would be no change in the amount of commercial uses in town, district and local centres; therefore, a negligible (0) effect is likely.
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 strategic location is within 1,200m of Hedge End rail station; therefore a significant positive (++) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	The location is more than 600m to the nearest frequent bus route. Therefore, a minor negative (-) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	The south east edge of this strategic location is just within 300m of the First 8 bus service connecting Hedge End to Southampton via West End. Because the significant majority is further than 300m, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The strategic location is more than 1,000m from the nearest major employment centre; therefore a minor negative (-) negative effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	0	There is no significant employment use; therefore, a negligible (0) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	+	The west of the location is within 1,000m of West End GP Surgery. Therefore, a minor positive (+) effect is likely.
4.7 Are shopping and related services available locally?	-	This strategic location is more than 800m from the nearest shopping and related facilities. Therefore, a minor negative (-) effect is likely.
4.8 Is the location close to a Primary school?	+	The west of this strategic location is within 400m of St James Church of England Primary School. Therefore, a minor positive (+) effect is likely. The majority of the rest of this location is within 800m of either St James Church of England Primary School or Wellstead Primary School.
4.9 Is the location close to a Secondary school?	0	This strategic location is more than 1,600m from the nearest secondary school; therefore a minor negative (-) effect is likely.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	+	Two footpaths bisect this strategic location from north west to south east. The footpath further to the north east connects to a cycle route which is

SA objective/ criterion		Justification
		part of the Eastleigh Cycle Network. There is potential to explore an upgrade to the existing footpath or providing a new connection to the nearby cycle route. Therefore, a minor positive (+) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	--	The M27 to the south and railway line to the north are somewhat of a barrier to facilities and services in West End and new facilities expected to come forward as part of development to the west of Horton Heath. Main roads run broadly north east to south west and act as a barrier to direct east-west movement between this strategic location and the facilities and services of Hedge End. Footpaths connect through from this strategic location to Hedge End, but poor lighting and lack of natural surveillance limit these routes for regular day-to-day use. Therefore, a significant negative (--) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	This strategic location is not an area safeguarded for minerals extraction or in a minerals and waste consultation area; therefore a negligible (0) effect is likely.
5.2 Will it result in the loss of higher grade agricultural land?	--?	The majority of the strategic location is grade 3 agricultural land, however there is a small area (less than 0.5ha) of grade 2 land is present at the eastern edge of this strategic location. Therefore there is potential for a significant negative (--) effect, however this is uncertain (?) before design and layout is explored.
5.3 Will it use previously developed land?	-	This strategic location is a previously undeveloped, greenfield location. Therefore, a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+	This strategic location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this strategic location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to further information.
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 east of this strategic location is in close proximity to the railway line, which would have a potentially adverse noise impact upon new development at this location. The location is unlikely to be affected by or have an effect on an AQMA. Overall, a minor negative effect (-) is likely but is uncertain (?) prior to further information on design/layout.
6.2 Will development increase pollution?	--?	Given the scale of the strategic location there is likely to be a significant impact on traffic flows and volumes on nearby roads and potentially to Eastleigh town. Pollution from a significant increase in vehicles could impact local air quality generally and the nature conservation interests of the River Itchen SAC. A new road is proposed in combination with development at other nearby strategic locations. The effect of such a road scheme is currently uncertain. A significant negative (-) effect could occur, although is currently uncertain (?) prior to further transport assessment work and

SA objective/ criterion		Justification
		consideration of mitigation opportunities.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this strategic location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--	Small areas identified at 'less' or 'intermediate' risk of surface water flooding are present at this strategic location. Therefore, a significant negative (--) effect is likely. However, the overall effect at this strategic location is uncertain (?) as the majority of the site is not within an area of flood risk and consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change.
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 Is the location within the HRA screening zone?	--	Watercourses which are tributaries of the River Itchen bisect this location from north to south; therefore a significant negative effect (- -) could occur, subject (?) to the outcome of HRA screening and consideration of mitigation.
10.2 Is the location within 200m of a SSSI?	0	This strategic location is not within 200m of a SSSI; therefore, a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	This strategic location is not within 200m of a Local Nature Reserve; therefore, a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	0	Development at this strategic location is unlikely to have an adverse impact on a SINC.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-	Small pockets of priority habitat are identified within this strategic location. A minor negative (-) effect could occur; however this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.

SA objective/ criterion		Justification
10.6 Will the development adversely affect protected species?	-?	Protected species are likely to be present at this strategic location. These include, but are not limited to: otter, water vole and great crested newts. A minor negative (-) effect is likely, but uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	The M27 Priority Biodiversity Link is incorporated into the south of the location. Dispersal routes should be kept open within development and habitats within corridors enhanced. A minor negative (-) effect could occur, but this is uncertain (?) prior to obtaining further information
10.8 Will the development adversely affect ancient woodland?	0	Development at this strategic location is unlikely to have an adverse effect (0) on ancient woodland.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	No TPO trees are present within or adjacent to this strategic location; therefore a negligible (0) effect is likely.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	Two footpaths bisect the strategic location from north west to south east. The footpath further to the north east connects to a cycle route which is part of the Eastleigh Cycle Network. The potential to explore an upgrade to the existing footpath or providing a new connection to the nearby cycle route. Therefore, a minor positive (+) effect is likely, but is uncertain (?) subject to consideration of existing footpath upgrades.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this strategic location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.		
12.1 Will development adversely affect the separation of neighbouring settlements?	-?	Development at this strategic location would reduce the gap and separation of Moorgreen and Hedge End. A minor negative (-) effect could occur; however this is uncertain (?) prior to obtaining further information on design/layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-?	Development in this strategic location is likely to have an effect on the open undeveloped character of predominantly open agricultural land close to Moorgreen Road, Bubb Lane and Burnetts Lane. A minor negative (-) effect could occur; however this is uncertain (?) prior to obtaining further information on design/layout.

SA objective/ criterion		Justification
12.4 Will it have an impact on locally important views and settings?	-?	The effect of development at this strategic location is likely to be noticed from Moorgreen Road, Bubb Lane and Burnetts Lane. More direct effects are likely to be experienced from the footpath connections running through the site. A minor negative (-) effect could occur; however this is uncertain (?) prior to obtaining further information on design/layout.
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 at this strategic location is unlikely to have an impact on heritage assets (0).

West End 3 - North of West End

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?	+	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+	There is scope in this strategic location for provision of other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	0	The southern edge of this strategic location is just within 800m of West End Parish Centre and Moorgreen Youth Club; therefore a negligible (0) effect is likely. It is noted that the majority of the site is beyond 800m of community facilities.
2.2 Are health facilities available locally?	+	The south of this strategic location is within 1,000m of West End Surgery. Therefore, a minor positive (+) effect is likely. It is noted that the majority of the location is beyond 1,000m of health facilities.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+	There is scope in this strategic location for provision of sports pitches and facilities therefore a positive effect (+) could occur. Site promoters have not indicated that sports pitches would be provided as part of development at this strategic location. Therefore, the effect is uncertain (?) at this stage.
2.4 Is public open space available locally?	++	The western area of this strategic location is within 300m of Itchen Valley Country Park, Barnsland Recreation Ground, open space at Barbe Baker Avenue and Megan Green. The majority of the rest of the site is within 800m of these open spaces. An area to the centre of the location, to the north east is beyond 800m of public open space. Site promoters have indicated that a significant area of new open space could come forward as part of development at this strategic location. Therefore, a significant positive (++) effect is likely.
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	There are three entry points via footpaths to this strategic location. There are no direct connections to cycle routes which form part of the Eastleigh Cycle Network. Two footpaths connect Burnetts Lane road, which is adjacent to the eastern edge of this strategic location, to a cycle route which is part of the Eastleigh Cycle Network. There is potential to explore an upgrade to the existing footpath or providing a new connection to the nearby cycle route. A negligible (0) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	This strategic location is more than 1,200m from the nearest major rail station. Therefore, a minor negative (-) effect is likely.

SA objective/ criterion		Justification
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	-	The location is more than 600m to the nearest frequent bus route. Therefore, a minor negative (-) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	The location is more than 300m from the nearest semi-frequent bus route; therefore a minor negative (-) effect is likely.
3.1 (e) Is the location close to a major employment centre?	--	The location is more than 1,000m from the nearest major employment centre; therefore a minor negative (-) negative effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	This strategic location is suitable for employment land and approximately 10,000m2 is suggested for this strategic location. A minor positive (+) effect is likely.
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	No net loss of existing employment land would result in development of this strategic location; therefore, a negligible (0) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	There would be no change in the amount of commercial uses in town, district and local centres; therefore, a negligible (0) effect is likely.
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 strategic location is more than 1,200m from the nearest major rail station. Therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is more than 600m away from the nearest minor rail station; therefore, a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	The location is more than 600m to the nearest frequent bus route. Therefore, a minor negative (-) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	The location is more than 300m from the nearest semi-frequent bus route; therefore a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	-	The location is more than 1,000m from the nearest major employment centre; therefore a minor negative (-) negative effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	0	No significant employment use; therefore, a negligible (0) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	+	The south of this strategic location is within 1,000m of West End Surgery. Therefore, a minor positive (+) effect is likely. It is noted that the majority of the location is beyond 1,000m of health facilities.
4.7 Are shopping and related services available locally?	0	A small area (approx. 5ha) of south west of this strategic location is within 800m of West End Village Centre. Therefore, a negligible (0) effect is likely. It is noted that the majority of the location is beyond 800m.
4.8 Is the location close to a Primary school?	++	A small area (approx. 3ha) of the southern part of this strategic location is within 400m of St James

SA objective/ criterion		Justification
		Church of England Primary School. Therefore, a significant positive (++) effect is likely. A small area at the east of this strategic location is within 800m of Wellstead Primary School. It is noted that the majority of the location is beyond 800m of a primary school.
4.9 Is the location close to a Secondary school?	-	This strategic location is more than 1,600m from the nearest secondary school; therefore a minor negative (-) effect is likely. It is noted that a new secondary school as part of development west of Horton Heath, immediately to the east of this strategic location, has a resolution to permit.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	There are three entry points via footpaths to this strategic location. There are no direct connections to cycle routes which form part of the Eastleigh Cycle Network. Two footpaths connect Burnetts Lane road, which is adjacent to the eastern edge of this strategic location, to a cycle route which is part of the Eastleigh Cycle Network. There is potential to explore an upgrade to the existing footpath or providing a new connection to the nearby cycle route. A negligible (0) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	--	The M27 and railway line are somewhat of a barrier to facilities and services in West End and new facilities expected to come forward as part of development at Horton Heath. Main roads run broadly north east to south west and act as a barrier to direct east-west movement between this strategic location and the facilities and services of Hedge End. Footpaths connect through from this strategic location to Hedge End, but poor lighting and lack of natural surveillance limit these routes for regular day-to-day use. Therefore a significant negative (--) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	This strategic location is not an area safeguarded for minerals extraction or in a minerals and waste consultation area; therefore, a negligible (0) effect is likely.
5.2 Will it result in the loss of higher grade agricultural land?	--?	The majority of the location is grade 3 agricultural land; however there is an area of grade 2 land in the centre and in the southern part of the location. Therefore, there is potential for a significant negative (--) effect, however this is uncertain (?) before design and layout is explored.
5.3 Will it use previously developed land?	-	This strategic location is a previously undeveloped, greenfield location. Therefore, a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+	This strategic location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this strategic location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to further information.
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?	-?	There are no AQMAs which would be affected by or affect this strategic location. The railway line is adjacent to the north of this strategic location and the M27 adjacent to the south both of which could have potential adverse noise impacts upon new development at this location. A minor negative (-)

SA objective/ criterion		Justification
		effect is likely, but is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation measures.
6.2 Will development increase pollution?	--?	Given the scale of the strategic location there is likely to be a significant impact on traffic flows and volumes on nearby roads. Pollution from a significant increase in vehicles could impact local air quality generally and impact the nature conservation interests of the River Itchen SAC. A significant negative (- -) effect could occur, although is currently uncertain (?) prior to further transport assessment work and consideration of mitigation opportunities.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+?	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this strategic location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to further information on design/layout and enhancement opportunities.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	--?	There is a narrow linear area of land identified in Flood Zone 2 and 3 (three to the north only), which bisects the location from north east to south west. This area is also identified as at 'less' and 'intermediate' risk of surface water flooding. There are additional small areas at 'less' and 'intermediate' risk of surface water flooding in the south, and in the western areas of this strategic location. Therefore a significant negative (--) effect is likely. However, the overall effect at this strategic location is uncertain (?) as the majority of the site is not within an area of flood risk and consideration of design and mitigation options is required.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change.
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 Is the location within the HRA screening zone?	--?	Watercourses which are tributaries of the River Itchen bisect this location from north to south; therefore a significant negative effect (- -) could occur, subject (?) to the outcome of HRA screening and consideration of mitigation.
10.2 Is the location within 200m of a SSSI?	0	This strategic location is not within 200m of a SSSI; therefore, a negligible (0) effect is likely.

SA objective/ criterion		Justification
10.3 Is the location within 200m of a Local Nature Reserve?	0	This strategic location is not within 200m of a Local Nature Reserve; therefore, a negligible (0) effect is likely.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	-?	SINCs are located within and adjacent to this strategic location. A minor negative (-) effect could occur, but this is unclear (?) prior to further information on design/layout and consideration of mitigation and enhancement opportunities.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	The Itchen Valley Biodiversity Opportunity Area is adjacent to the north west. There are pockets of priority habitat throughout this strategic location. Consideration should be given to maintain links between these priority habitats. A minor negative (-) effect could occur, but this is unclear (?) prior to further information on design/layout and consideration of mitigation and enhancement opportunities.
10.6 Will the development adversely affect protected species?	-?	Protected species are likely to be present at this strategic location. These include, but are not limited to: otter, water vole and great crested newts. A minor negative (-) effect is likely, but uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	The railway line and M27 Priority Biodiversity Links are adjacent to the north and south of this strategic location respectively. A minor negative (-) effect could occur, but this is unclear (?) prior to further information on design/layout and consideration of mitigation and enhancement opportunities.
10.8 Will the development adversely affect ancient woodland?	-?	Drummers Copse is designated as SINC for its ancient woodland and is located in the south west of this strategic location. A minor negative (-) effect could occur, but this is unclear (?) prior to further information on design/layout and consideration of mitigation and enhancement opportunities.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	-?	Small pockets of TPO trees are located at the west and south west edge of this strategic location. A minor negative (-) effect could occur, but this is unclear (?) prior to further information on design/layout and consideration of mitigation and enhancement opportunities.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	+	There are three entry points via footpaths to this strategic location. There are no direct connections to cycle routes which form part of the Eastleigh Cycle Network. Two footpaths connect Burnetts Lane road, which is adjacent to the eastern edge of this strategic location, to a cycle route which is part of the Eastleigh Cycle Network. There is potential to explore an upgrade to the existing footpath or providing a new connection to the nearby cycle route. Therefore, a minor positive (+) effect is likely, but is uncertain (?) subject to consideration of existing footpath upgrades.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this strategic location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive

SA objective/ criterion		Justification
		(+) effect could occur, however this is uncertain (?) at this stage prior to further information on design/layout and enhancement opportunities.
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?	-?	There may be erosion of or separation of the settlements of Hedge End and West End as perceived from Moorgreen Road, Burnetts Lane and Bubb Lane. A minor negative (-) effect could occur; however this is uncertain (?) prior to obtaining further information on design/layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-?	Development in this strategic location is likely to have an effect on the open undeveloped character of predominantly agricultural land adjoining the M27. The relatively remote, distinctive wooded high ground around Winslowe House is likely to be affected by development proposals. A minor negative (-) effect could occur; however this is uncertain (?) prior to obtaining further information on design/layout.
12.4 Will it have an impact on locally important views and settings?	-?	The effect of development is likely to be noticed from the M27, Allington Lane, Quob Lane, Moorgreen Road and the railway corridor. More direct effects are likely to be experienced from the footpath connections running through the site. A minor negative (-) effect could occur; however this is uncertain (?) prior to obtaining further information on design/layout.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	-?	This strategic location includes Winstowe House identified as a Historic Park and Garden and two buildings at Moorgreen Farm with Grade II listing. A minor negative (-) effect could occur, however this is uncertain (?) prior to obtaining further information on design/layout and consideration of mitigation and enhancement opportunities

West End 4 – South of Cherry Drove, Horton Heath

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?	+	No issues have yet been raised that would suggest the typical proportion (35%) could not be achieved. Therefore, a minor positive (+) effect is likely. The proportion of affordable housing which could be delivered is currently uncertain (?) until further work is undertaken by the site promoter.
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing?	+	There is scope in this strategic location for provision other elements of identified housing need. The site promoter has not proposed to meet other such elements of identified housing need. A minor positive (+) effect could occur but is uncertain (?) at this stage.
2. Safeguard and improve community health, safety and wellbeing		
2.1 Are community facilities (community hall or library) available locally?	+	The northern part of this strategic location is within 400m of Horton Heath Community Centre. The rest of this location is within 800m of this community facility. Therefore, a minor positive (+) effect is likely.
2.2 Are health facilities available locally?	--	This strategic location is more than 1.0 km from any healthcare facility; therefore a significant negative (--) effect is likely.
2.3 What effect would the development have on local provision of sports pitches and facilities?	+	There is scope in this strategic location for provision of sports pitches and facilities therefore a minor positive effect (+) could occur. Site promoters have not indicated that sports pitches would be provided as part of development at this location. Therefore the effect is uncertain (?) at this stage.
2.4 Is public open space available locally?	+	The northern area of this strategic location is within 300m of two public open spaces at Valerian Close/Burnetts Lane and Horton Heath Community Centre to the north. The rest of this location is within 800m of these facilities and others including Cheltenham Gardens to the south and Fir Tree Lane to the north. Therefore, this location is assessed as having a minor positive effect (+).
2.5 Can the location readily be connected to the existing cycle and footpath network?	0	There are three footpaths adjacent to the western and south eastern areas of this location. Therefore, a negligible (0) effect is likely.
3. Develop a dynamic and diverse economy		
3.1(a) Is the location close to a major rail station?	-	Hedge End railway station is just over 1.2km to the south east of this location. Therefore, a minor negative (-) effect is likely.
3.1 (b) Is the location close to a minor rail station?	-	This strategic location is over 600m from a minor railway station; therefore a minor negative (-) effect is likely.
3.1 (c) Is the location close to a frequent bus route?	-	This strategic location is over 600m from a frequent bus route. Therefore, a minor negative (-) effect is likely.
3.1 (d) Is the location close to a semi-frequent bus route?	-	This strategic location is over 600m from a semi-frequent bus route. Therefore, a minor negative (-) effect is likely.

SA objective/ criterion		Justification
3.1 (e) Is the location close to a major employment centre?	+	This strategic location is less than 1.0km to the east of Chalcroft Business Centre. Therefore, a minor positive (+) effect is likely.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	-	This strategic location has not been considered for employment as part of the SLAA. The site promoter has not stated if employment would be part of development at this location. Therefore, a minor negative (-) effect is likely.
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	The development of this strategic location will not result in any loss of existing employment land therefore a negligible (0) effect is likely.
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	0	This strategic location is identified for residential use only and is located outside district and local centres and will therefore not result in any loss of a primary shopping area. Therefore a negligible (0) effect is likely.
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)	-	Hedge End railway station is just over 1.2km to the south east of this location. Therefore, a minor negative (-) effect is likely.
4.2 Is the location close to a minor rail station? (same score as 3.1b)	-	This strategic location is over 600m from a minor railway station; therefore a minor negative (-) effect is likely.
4.3 Is the location close to a frequent bus route? (same score as 3.1c)	-	This strategic location is over 600m from a frequent bus route. Therefore, a minor negative (-) effect is likely.
4.4 Is the location close to a semi-frequent bus route? (same score as 3.1d)	-	This strategic location is over 600m from a semi-frequent bus route. Therefore, a minor negative (-) effect is likely.
4.5(a) Will residential development at the location be close to a major employment centre? (same score as 3.1e)	+	This strategic location is between 400m-1.0km to the east of Chalcroft Business Centre. Therefore, a minor positive (+) effect is likely.
4.5(b) Will employment development at the location be close to a major population centre?	0	This strategic location is for residential development only; therefore a negligible (0) effect is likely.
4.6 Are health facilities available locally? (same score as 2.2)	--	This strategic location is more than 1.0 km from any healthcare facility; therefore a significant negative (--) effect is likely.
4.7 Are shopping and related services available locally?	-	This strategic location is over 800m to any shopping or related service area; therefore, a minor negative (-) effect is likely.
4.8 Is the location close to a Primary school?	-	This strategic location is over 800m from a primary school facility; therefore, a minor negative (-) effect is likely.
4.9 Is the location close to a Secondary school?	-	The nearest education facility is Kings School Senior Secondary School, which is within 1.6km to the north, however this is a private education facility and therefore a minor negative (-) effect is likely.
4.10 Can the location readily be connected to the existing cycle and footpath network? (same score as 2.5)	0	There are three footpaths adjacent to the western and south eastern areas of this location. Therefore, a negligible (0) effect is likely.
4.11 Are there Geographical barriers between the location and key facilities/ destinations?	--	The strategic location immediately adjoins Horton Heath but there are few key facilities in this area. The Eastleigh-Fareham railway line is a significant geographical barrier for pedestrians separating this

SA objective/ criterion		Justification
		location from key facilities available in Hedge End. A significant negative (--) effect is likely.
5. Protect and conserve natural resources		
5.1 Will development avoid the sterilisation of mineral resources?	0	This strategic location is outside an area safeguarded for mineral extraction or where minerals extraction has already taken place. Therefore, a negligible effect (0) is likely in relation to this SA objective.
5.2 Will it result in the loss of higher grade agricultural land?	-	Half of this strategic location is on lower quality (Grade 4) agricultural land, while the other half is located on medium quality (Grade 3a or 3b) agricultural land. Overall, a minor negative (-) effect is likely.
5.3 Will it use previously developed land?	-	The strategic location is located on greenfield land; therefore a minor negative (-) effect is likely.
5.4 Will it deliver or support allotments or community farms?	+	This strategic location could be suitable for new allotments/community farms. The site promoter has not indicated if these facilities would be included as part of development at this location. A minor positive (+) effect could occur, however this is currently uncertain (?) prior to obtaining further information.
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	Based on information currently available, there are no significant noise generating uses which would impact on development at this strategic location and there are no AQMAs in the vicinity; therefore a negligible (0) effect is likely.
6.2 Will development increase pollution?	0	The development does not raise concerns which cannot be addressed by mitigation; therefore a negligible (0) effect is likely.
7. Plan for the anticipated levels of climate change		
7.1 Will the development provide additional or improved green infrastructure?	+	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	The strategic location is not in an area subject to surface water flooding or within a flood risk zone. Therefore, this location is assessed as having a negligible (0) effect on this objective.
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan Objectives be supported?	0	Not located in an area of coastal change; therefore a negligible (0) change is likely.
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.		

SA objective/ criterion		Justification
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 Is the location within the HRA screening zone?	0	This location is not within the HRA screening area; therefore a negligible (0) effect is likely.
10.2 Is the location within 200m of a SSSI?	0	This location is not within 200m of an SSSI designated site; therefore a negligible (0) effect is likely.
10.3 Is the location within 200m of a Local Nature Reserve?	0	There are no Local Nature Reserves within 200m of this strategic location; therefore a negligible (0) effect is likely in relation to this SA objective.
10.4 Will the development adversely affect a Site of Importance for Nature Conservation? (N.B. No NNRs are present in the District)	0	Unlikely to have an adverse impact on a SINC; therefore, a negligible (0) effect is likely.
10.5 Will the development adversely affect sites with local designation of nature conservation value (e.g. Biodiversity Opportunity Areas, Biodiversity Action Plan Priority Areas, and Priority Habitat etc.)?	-?	This strategic location lies entirely within the Chalcroft Priority Biodiversity Link with links to Scoreys Copse to the east. Development at this location would likely result in a minor negative (-) effect although this is uncertain (?) subject to obtaining further information on design/layout.
10.6 Will the development adversely affect protected species?	0	Due to the very short grassland and lack of vegetation this strategic location is unlikely to harbour protected species. A negligible (0) effect is likely.
10.7 Will the development adversely impact the biodiversity network (e.g. Biodiversity Action Plan Priority Links)?	-?	This strategic location is important as it sits at a juncture linking different parts of the Chalcroft Priority Biodiversity Link. Development at this location would likely result in a minor negative (-) effect although this is uncertain (?) subject to obtaining further information on design/layout.
10.8 Will the development adversely affect ancient woodland?	0	Unlikely to have an adverse impact on ancient woodland; therefore, a negligible (0) effect is likely.
11. Enhance the Borough's multifunctional green infrastructure networks.		
11.1 Will the development affect TPO trees?	0	No TPO trees are present within or adjacent to this strategic location; therefore a negligible (0) effect is likely.
11.2 Can the location be connected to the existing cycle and footpath network? (same score as 2.5)	0	There are three footpaths adjacent to the western and south eastern areas of this location. Therefore, a negligible (0) effect is likely.
11.3 Will the development provide additional or improved green infrastructure? (same score as 7.1)	+	The strategic location is a greenfield site with some GI assets within or adjacent to the site (e.g. footpaths, woodland). Development at this location could result in a loss of GI. However, the design of development including new open space and links to the wider GI network has potential for improvements to GI. A minor positive (+) effect could occur, however this is uncertain (?) at this stage prior to obtaining further information on design/layout and enhancement opportunities.
12. Protect, enhance and manage the character and		

SA objective/ criterion		Justification
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?	-?	It is likely that the perceived separation between Horton Heath and Hedge End from the surrounding roads and footpaths would be impacted. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design/layout.
12.2 Will it protect the setting of the South Downs National Park?	0	Development at this strategic location is unlikely to have an impact on the National Park.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	-?	The predominately open character of this land fronted by scattered dwellings is likely to be significantly changed by development in this strategic location. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design/layout.
12.4 Will it have an impact on locally important views and settings?	-?	This strategic location is most visible from Burnetts Lane and Blind Lane on the open ground rising from the east. A minor negative (-) effect is likely, although uncertain (?) prior to obtaining further information on design/layout.
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 at this strategic location is unlikely to have an impact on heritage assets (0).