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# **Eastleigh Borough Local Plan 2011-2036**

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

Volume 1 of 2: Main Report  
Prepared by LUC, in association with Eastleigh Borough Council  
December 2015

**Project Title:** Eastleigh Borough Local Plan Sustainability Appraisal

**Client:** Eastleigh Borough Council

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# Eastleigh Borough Local Plan 2011-2036 2011-2036

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Volume 1 of 2: Main Report

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December 2015

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# 1 Introduction

- 1.1 This Sustainability Appraisal Report has been prepared by LUC in conjunction with Eastleigh Borough Council as part of the integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the emerging Eastleigh Borough Local Plan 2011-2036.
- 1.2 This report relates to the Issues and Options for the Local Plan<sup>1</sup> being prepared for Regulation 18<sup>2</sup> consultation (hereafter referred to as the Eastleigh Local Plan Issues and Options document, or the Issues and Options document) and it should be read in conjunction with that document.

## Context for the Eastleigh Local Plan

- 1.3 As set out in the Local Plan Issues and Options document and SA Scoping Report, Eastleigh Borough covers an area of 79.8 km<sup>2</sup> and is located in south Hampshire. It has an estimated population of 125,200, making it the fifth largest local authority in population terms in Hampshire. The Eastleigh local authority area borders Southampton to the south west, Test Valley Borough to the north west, Winchester District to the north, and Fareham Borough to the east. The Borough is predominantly urban and suburban, but approximately a quarter is rural, with some significant areas of countryside that are locally significant, mainly because of the separation they provide between settlements, but also because of their biodiversity and landscape characteristics. The Borough has three main settlements: Eastleigh, Chandler's Ford and Hedge End, and eight smaller settlements: Bishopstoke, Botley, Bursledon, Fair Oak, Hamble-le-Rice, Horton Heath, Netley and West End.
- 1.4 The Borough is well connected with the M3 and M27 and rail links to other major southern cities, including London, Bournemouth and Brighton. The Borough is also internationally connected via Southampton International Airport. The Borough has four Air Quality Management Areas (AQMA) covering sections of the A335 and M3, Hamble Lane in Bursledon and High Street in Botley. The most recent Air Quality Progress Report found that nitrogen dioxide is the main pollutant of concern in the Borough, with road traffic being the primary source of pollutants.
- 1.5 None of the Borough's landscape is subject to statutory landscape designations but it adjoins the South Downs National Park, contributing to its setting. Much of the Borough now has the character of urban fringe with intrusion of urbanising elements, particularly around the borders with Southampton but also in the narrowing gaps between some settlements.
- 1.6 Approximately 7% of the Borough has been statutorily designated for its international, national and local nature conservation importance, with a further 10% designated for non-statutory nature conservation. There are two Special Areas of Conservation, one Ramsar site, one Special Protection Area, five SSSIs, 143 Sites of Importance for Nature Conservation (SINC) and six Local Nature Reserves falling either wholly or partially within the Borough's boundary.
- 1.7 There are 183 Grade II\* and Grade II listed buildings, eight Conservation Areas, 10 Scheduled Monuments and one Registered Park and Garden at the Royal Victoria Country Park in Netley. The Borough also has 35 locally listed Registered Parks and Gardens.
- 1.8 Eastleigh Borough has relatively low levels of deprivation and falls in the top quarter of the least deprived local authorities in the country. This is reflected in low unemployment levels - in 2013 only 0.8% of the working age population was claiming Jobseeker Allowance, which is less than the figure for the South East (1.3%). Between October 2011 and September 2014,

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<sup>1</sup> Eastleigh Borough Local Plan 2011-2036 Issues & Options, December 2015

<sup>2</sup> Of the Town and Country Planning (Local Planning) (England) Regulations 2012

86.8% of the working age population (16-64 years old) was economically active. This compares to economic activity levels of 79.3% for the South East and 76.7% for the UK<sup>3</sup>.

- 1.9 Eastleigh Borough, in common with many other parts of the UK, is experiencing high demand for sustainable and accessible locations for new housing, particularly affordable housing.

## The Local Plan

### Background

- 1.10 The National Planning Policy Framework (NPPF) was published in 2012. The NPPF gives guidance to local councils in drawing up local plans and on making decisions on planning applications. While Eastleigh has a local plan in preparation, the 'saved' policies of the Eastleigh Borough Local Plan Review (adopted in 2006) remains in operation.
- 1.11 The Borough Council is an active member of the Partnership for Urban South Hampshire (PUSH), which is a partnership of authorities within Hampshire (including the County Council) working together to support the sustainable economic growth of the sub region and to facilitate the strategic planning functions necessary to support that growth. PUSH's prime objective is to improve South Hampshire's economic performance. This requires the provision of land for development and interventions to achieve a balanced housing market. To this end, PUSH is currently preparing a new spatial strategy for the sub-region to replace the PUSH South Hampshire Strategy 2012. The current South Hampshire Strategy provides a strategic framework for local plan preparation and other decision-making by PUSH authorities and their partners up to 2026. It is based on the PUSH Economic Development Strategy and aims to provide for the forecast employment floorspace and house building requirements across South Hampshire.
- 1.12 Following its submission to the Secretary of State in July 2014, the Eastleigh Borough Local Plan 2011 – 2029 was found unsound at examination hearings in November 2014. The main reason for this was that the Inspector considered the proposed housing element to be insufficient to meet needs over the plan period, particularly with regards to the findings of the January 2014 South Hampshire Strategic Housing Market Assessment (SHMA) which set out the need for the provision of affordable housing and a suitable response to market signals<sup>4</sup>. Policy S2 in the submitted Plan proposed a minimum of 10,140 new dwellings in the plan period of 2011 – 2029, which equates to 564 dwelling per annum (dpa). The January 2014 South Hampshire SHMA was published just before the publication of the Pre-submission Local Plan, and in relation to household/population projections, the report's recommended projection at a Borough level amounts to 615 dpa for Eastleigh Borough, which equates to 11,070 dwellings for the Local Plan period to 2029, 930 more than the Plan proposed. The Council resisted the use of the higher annual housing figure, but the Inspector rejected this, noting that there needed to be some basis for resisting the figure, and suggested that the PUSH SHMA and the June 2014 Analysis of Objectively Assessed Needs in the light of the 2012 based Sub-national Population Projections provide a reasonable starting point.
- 1.13 On the basis of the Inspector's conclusions from the initial examination hearings, in December 2014 the Council decided to depart from developing a Local Plan covering the period 2011–2029 and instead prepare a new Local Plan for the period from 2011 to 2036, which will reconsider the housing requirements for Eastleigh and be in line with the emerging review of the PUSH South Hampshire Strategy.
- 1.14 In relation to the SA for the submitted Local Plan, the Inspector noted that it was difficult to understand the evidential basis for the conclusion that a higher level in growth would threaten the environmental integrity of the Borough. Importantly, the Inspector's report also noted in paragraph 58, that *"if the [submitted Eastleigh Borough] Plan was being progressed, the Council would have to identify a possible range [of housing growth options] for what is practical in terms of increased delivery. That range would then have needed to be tested*

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<sup>3</sup> Hampshire County Council (2015) Eastleigh Borough Economic Profile 2013/14

<sup>4</sup> Inspector's Report of the Eastleigh Borough Local Plan 2011–2029, February 2015  
[http://www.eastleigh.gov.uk/pdf/ppi\\_inspectorsreportFeb15.pdf](http://www.eastleigh.gov.uk/pdf/ppi_inspectorsreportFeb15.pdf)

*through Sustainability Appraisal in relation to the environmental impact of development on various sites in order to identify the appropriate requirement to be included in the Plan*". This requirement will still be relevant to the work being undertaken on the new Local Plan and in particular the consideration of a range of growth options and their appraisal through the SA.

- 1.15 In preparing the 2011-2029 Local Plan significant research was undertaken and much of this evidence is still relevant and considered by the Council to be sufficiently robust to inform the 2011-2036 Issues and Options document. Further research was undertaken in summer 2015 to consider the need for new homes, additional employment floorspace and accommodation for travelling communities. Many of the allocations made in the 2011-2029 Local Plan have since progressed through the planning application process so that they now have permission or a resolution to permit. A significant amount of the 2011-2036 housing requirement will be met by these permissions, as further discussed in the section *SA of 'General housing requirements' quantum options* in **Chapter 5**.

### Current stage of the Local Plan preparation

- 1.16 Eastleigh Borough Council is currently consulting on the Issues and Options for the new Local Plan, which will set out the policies and plans to guide the future development of Eastleigh Borough in the period up to 2036. It will identify the scale of development required during this period and the key locations to meet this need. It will include policies to allocate land for development to meet identified needs and address various themes, specifically:
- How much development is required.
  - How to protect our habitats, species and historic landscapes.
  - The future role of our town, village and local centres and out-of-town retail areas.
  - How to ensure we get the infrastructure needed in place.
  - How to plan locally to deal with climate change.
  - How to achieve high quality development that ensures a strong sense of identity for the Council's communities.
  - Detailed policies to guide the above issues.

## Sustainability Appraisal and Strategic Environmental Assessment

- 1.17 Sustainability Appraisal is a statutory requirement of the Planning and Compulsory Purchase Act 2004. It is designed to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process involves appraising the likely social, environmental and economic effects of the policies and proposals within a plan from the outset of its development.
- 1.18 Strategic Environmental Assessment (SEA) is also a statutory assessment process, required under the SEA Directive<sup>5</sup>, transposed in the UK by the SEA Regulations (Statutory Instrument 2004, No 1633). The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment and which set the framework for future consent of projects requiring Environmental Impact Assessment (EIA)<sup>6</sup>. The purpose of SEA, as defined in Article 1 of the SEA Directive is *'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development'*.
- 1.19 SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses on the likely environmental effects of a plan whilst SA includes a wider range of considerations, extending to social and economic impacts. National Planning Practice

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<sup>5</sup> SEA Directive 2001/42/EC

<sup>6</sup> Under EU Directives 2011/92/EU and 2014/52/EC concerning EIA

Guidance<sup>7</sup> shows how it is possible to satisfy both requirements by undertaking a joint SA/SEA process, and to present an SA report that incorporates the requirements of the SEA Regulations. The SA/SEA of the Eastleigh Local Plan is being prepared in the spirit of this integrated approach and throughout this report the abbreviation 'SA' should therefore be taken to refer to 'SA incorporating the requirements of SEA'.

### Structure of this report

- 1.20 This report is the SA report for the Eastleigh Local Plan Issues and Options document. **Table 1.1** signposts how the requirements of the SEA Regulations have been met within this SA report.

**Table 1.1 Requirements of the SEA Regulations and where these have been addressed in this SA Report**

SEA Regulation Requirements	Where covered in this SA report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex I):	
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Chapters 1 and 3, and Appendix 2.
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Chapter 3 and Appendix 3.
c) The environmental characteristics of areas likely to be significantly affected	Chapter 3 and Appendix 3.
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	Chapter 3 and Appendix 3.
e) The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation	Chapter 3 and Appendix 2.
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	Chapters 4-7.
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Chapters 4-7.
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Chapter 2.

<sup>7</sup> <http://planningguidance.planningportal.gov.uk/>



SEA Regulation Requirements	Where covered in this SA report
i) a description of measures envisaged concerning monitoring in accordance with Art. 10;	To be prepared at a later stage in the plan process.
j) a non-technical summary of the information provided under the above headings	To be prepared at a later stage in the plan process.
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2)	Addressed throughout this SA report.
<b>Consultation:</b> <ul style="list-style-type: none"> <li>authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Art. 5.4)</li> </ul>	Consultation on the SA Scoping Report for the Eastleigh Local Plan was undertaken between June and July 2015. Consultation responses received have been addressed in the final version of the SA Scoping Report (December 2015) and relevant sections of this SA Report (as explained in Appendix 1).
<ul style="list-style-type: none"> <li>authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)</li> </ul>	Consultation is being undertaken in relation to the Eastleigh Local Plan Issues and Options for 8 weeks between December 2015 and February 2016 and will continue to be undertaken for all future iterations of the plan. The current consultation documents are accompanied by this SA report.
<ul style="list-style-type: none"> <li>other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7).</li> </ul>	N/A
<b>Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)</b>	
<b>Provision of information on the decision:</b> When the plan or programme is adopted, the public and any countries consulted under Art.7 must be informed and the following made available to those so informed: <ul style="list-style-type: none"> <li>the plan or programme as adopted</li> <li>a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Art. 7 have been taken into account in accordance with Art. 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and</li> <li>the measures decided concerning monitoring (Art. 9)</li> </ul>	To be addressed after the Local Plan is adopted.
<b>Monitoring</b> of the significant environmental effects of the plan's or programme's implementation (Art. 10)	To be addressed after the Local Plan is adopted.

SEA Regulation Requirements	Where covered in this SA report
<b>Quality assurance:</b> environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive (Art. 12).	This report has been produced in line with current guidance and good practice for SEA/SA and this table demonstrates where the requirements of the SEA Directive have been met.

- 1.21 This section has introduced the SA of the Eastleigh Local Plan Issues and Options document. The remainder of the report is structured into the following sections:
- **Chapter 2: Methodology** describes the approach that has been taken to the SA of the Issues and Options document, including the SA framework used in the appraisal.
  - **Chapter 3: Sustainability context for development in Eastleigh** summarises the relationship between the Eastleigh Local Plan and other relevant plans, policies and programmes, summarises the social, economic and environmental characteristics of the district and identifies the key sustainability issues.
  - **Chapters 4-7: Sustainability Appraisal findings** set out the SA findings for the Vision and Objectives, quantum, spatial and policy options set out in the Local Plan Issues and Options document. For each set of options, information is provided about the reasonable alternatives that were considered and the reasons for selecting the options that have been taken forward in the Local Plan and rejecting others.
  - **Chapter 8: Conclusions and next steps** summarises the key findings from the SA and describes the next steps to be undertaken.
- 1.22 The appendices to the SA Report are presented in a separate volume and structured as follows. **Appendix 1** presents the consultation comments received in relation to the SA Scoping Report in summer 2015 and describes how those comments were addressed in the final version of the Scoping Report (December 2015). **Appendices 2 and 3** respectively set out the review of relevant plans, policies and programmes and the baseline information (these were originally presented in the SA Scoping Report). **Appendix 4** presents the assumptions that were applied during the appraisal of the Strategic Location Options. **Appendix 5** presents the detailed SA matrices prepared for the Strategic Location Options (summarised in **Chapter 6** of the main report).

## 2 Methodology

- 2.1 In addition to complying with legal requirements, the approach being taken to the SA of the Eastleigh Local Plan Issues and Options is based on current best practice and the guidance on SA/SEA set out in the National Planning Practice Guidance<sup>8</sup>, which involves carrying out SA as an integral part of the plan-making process. **Table 2.1** below sets out the main stages of the plan-making process and shows how these correspond to the SA process.

**Table 2.1 Corresponding stages in plan making and SA**

<b>Local Plan Step 1: Evidence Gathering and engagement</b>
SA stages and tasks
<p><b>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</b></p> <ul style="list-style-type: none"> <li>• 1: Identifying other relevant policies, plans and programmes, and sustainability objectives</li> <li>• 2: Collecting baseline information</li> <li>• 3: Identifying sustainability issues and problems</li> <li>• 4: Developing the SA Framework</li> <li>• 5: Consulting on the scope of the SA</li> </ul>
<b>Local Plan Step 2: Production</b>
SA stages and tasks
<p><b>Stage B: Developing and refining options and assessing effects</b></p> <ul style="list-style-type: none"> <li>• 1: Testing the Plan objectives against the SA Framework</li> <li>• 2: Developing the Plan options</li> <li>• 3: Evaluating the effects of the Plan</li> <li>• 4: Considering ways of mitigating adverse effects and maximising beneficial effects</li> <li>• 5: Proposing measures to monitor the significant effects of implementing the Plan</li> </ul>
<p><b>Stage C: Preparing the Sustainability Appraisal Report</b></p> <ul style="list-style-type: none"> <li>• 1: Preparing the SA Report</li> </ul>
<p><b>Stage D: Seek representations on the Plan and the Sustainability Appraisal Report</b></p> <ul style="list-style-type: none"> <li>• 1: Public participation on Plan and the SA Report</li> <li>• 2(i): Appraising significant changes</li> </ul>
<b>Local Plan Step 3: Examination</b>
SA stages and tasks

<sup>8</sup> <http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/>

- 2(ii): Appraising significant changes resulting from representations

### Local Plan Step 4 & 5: Adoption and Monitoring

#### SA stages and tasks

- 3: Making decisions and providing information

#### Stage E: Monitoring the significant effects of implementing the Plan

- 1: Finalising aims and methods for monitoring
- 2: Responding to adverse effects

- 2.2 The methodology set out below describes the approach that has been taken to the SA of the Eastleigh Local Plan to date and provides information on the subsequent stages of the process.

## Stage A: Scoping

- 2.3 The SA process began in June 2015 with the production of a Scoping Report for the Local Plan by Eastleigh Borough Council.
- 2.4 The scoping stage of the SA involves understanding the social, economic and environmental baseline for the plan area as well as the sustainability policy context and key sustainability issues. The Scoping Report presented the outputs of the following tasks:
- Policies, plans and programmes of relevance to the Local Plan were identified and the relationships between them were considered, enabling any potential synergies to be exploited and any potential inconsistencies and incompatibilities to be identified and addressed.
  - In line with the requirements of the SEA Regulations, baseline information was collected on the following 'SEA topics': biodiversity, flora and fauna; population and human health; water; soil; air; climatic factors; material assets; cultural heritage and the landscape. Data on social and economic issues were also taken in to consideration. This baseline information provides the basis for predicting and monitoring the likely effects of the Local Plan and helps to identify alternative ways of dealing with any adverse effects identified.
  - Drawing on the review of relevant plans, policies and programmes and the baseline information, key sustainability issues for the district were identified (including environmental problems, as required by the SEA Regulations).
  - A Sustainability Appraisal framework was then presented, setting out the SA objectives against which options and subsequently policies will be appraised. The SA framework provides a way in which the sustainability impacts of implementing a particular plan can be described, analysed and compared. The SA framework is designed to set out a series of sustainability objectives and associated questions that can be used to "interrogate" options and policies drafted during the plan-making process. These SA objectives define the long-term aspirations for Eastleigh Borough with regard to social, economic and environmental considerations. During the SA, the performance of the plan options (and later, policies) are assessed against these SA objectives and appraisal questions.
- 2.5 The review of relevant plans, policies and programmes and the baseline information will continue to be updated as necessary at each stage of the SA process to ensure that they reflect the current situation in Eastleigh.
- 2.6 Public and stakeholder participation is an important element of the SA and wider plan-making processes. It helps to ensure that the SA report is robust and has due regard for all appropriate information that will support the plan in making a contribution to sustainable

development. The Scoping Report for the Local Plan was published in June 2015 for a five week consultation period with the statutory consultees (Natural England, the Environment Agency and Historic England). The comments received during the consultation were then reviewed and addressed as appropriate in a final version of the Scoping Report which was published in December 2015.

- 2.7 **Appendix 1** lists the comments that were received during the scoping consultation and describes how each one has been addressed. In light of the comments received, a number of amendments were made to the baseline information, key sustainability issues and the SA framework. These were reflected in the final SA Scoping Report (December 2015) and those parts of the Scoping Report are presented in **Appendices 2 and 3** of this report and are summarised in **Chapter 3**.
- 2.8 **Table 2.2** presents the 13 SA objectives in the Eastleigh SA framework and shows how all of the 'SEA topics' have been covered by the SA objectives.

**Table 2.2 SA Framework for Eastleigh**

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

## SA Stage B: Developing and refining options and assessing effects

- 2.9 Developing options for a plan is an iterative process, usually involving a number of consultations with public and stakeholders. Consultation responses and the SA can help to

identify where there may be other 'reasonable alternatives' to the options being considered for a plan.

2.10 Regulation 12 (2) of the SEA Regulations requires that:

*"The (environmental or SA) report must identify, describe and evaluate the likely significant effects on the environment of—*

*(a) implementing the plan or programme; and*

*(b) reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme."*

2.11 It should be noted that any alternatives considered for the plan need to be "reasonable".

This implies that alternatives that are "not reasonable" do not need to be subject to appraisal. Examples of unreasonable alternatives could include policy options that do not meet the overarching Vision and Objectives of the plan or national policy (e.g. the National Planning Policy Framework) or site options that are unavailable or undeliverable.

2.12 It also needs to be recognised that the SEA and SA findings are not the only factors taken into account when determining a preferred option to take forward in a plan. Indeed, there will often be an equal number of positive or negative effects identified for each option, such that it is not possible to 'rank' them based on sustainability performance in order to select a preferred option. Factors such as public opinion, deliverability and conformity with national policy will also be taken into account by plan-makers when selecting preferred options for their plan.

### Identification and appraisal of options for the Eastleigh Local Plan

2.13 The alternative options for Local Plan policies have been identified by the Council based on the most up-to-date evidence, in particular in relation to the levels of development required in the Borough. However, as noted in Chapter 1 of the Local Plan Issues and Options document, the Council is not starting from scratch in identifying options as the previous Local Plan went through four wide-ranging public consultations. Therefore, the Council is already aware of the views of many of the Borough's organisations and communities and the broad development strategy was set by the previous plan. Retention of gaps between settlements is a clear priority for the Council and local communities and the Council has published an updated Corporate Plan that gives tackling congestion as a high level priority. Therefore, the different types of options for the new Local Plan have been identified as follows:

- **Draft Vision and Objectives** – the Local Plan Vision is proposed to be the same as that set out in the Borough Council's Corporate Plan 2015-25, and the objectives for the Local Plan have also been drawn from the Corporate Plan. The draft Vision and Objectives have been appraised and the findings are described in **Chapter 4** of this SA Report.
- **Quantum Options** – in order to identify the number of new homes to plan for over the next 20 years (up until 2036), in summer 2015, the Council commissioned JG Consulting to undertake a fresh appraisal of the Borough's objectively assessed housing needs. This sought to provide an interim update to some of the findings of the South Hampshire Strategic Housing Market Assessment (SHMA), which was published in January 2014. The 'Eastleigh Housing Needs Study' was published in June 2015 and concluded that 563 homes per annum would be a reasonable objective assessment of need. However, in addition, PUSH has also been working on an update to the South Hampshire Spatial Strategy and its evidence base, including the SHMA, and the 2011-2036 Local Plan will need to take account of this work. A critical aspect of this work will be whether unmet housing needs arising from elsewhere within the housing market area can be met in the Borough. Therefore, a range of potential 'quantum' options were considered for meeting housing needs in the Borough, as described in the Issues and Options document and Housing Background Paper, and the reasons for selecting the four reasonable alternative quantum options are described in **Chapter 5** of this SA Report.
- **Strategic Location Options** – there is likely to be a need to identify sites to accommodate a significant amount of new development within the Borough in the period up to 2036. The Council has prepared a new draft Strategic Land Availability Assessment

(SLAA) which considers the development potential of over 250 individual sites which have been promoted for development, or appraised by officers across the Borough. The SLAA also sets out estimates of the amount of housing likely to come forward in the future from sites within existing towns and villages, as well as those sites which already have planning permission. Based on the emerging findings of the SLAA, options for providing for new development have been identified. These combine individual sites assessed in the SLAA into a series of 'Strategic Location options', some of which are capable of being developed in combination with others (considered below as 'strategic spatial options'). A total of 23 reasonable alternative Strategic Location options have been identified and appraised as described in **Chapter 6** and **Appendix 5** of this SA Report.

- **Strategic Spatial Options** – Eight 'Strategic Spatial Options' have been proposed in the Issues and Options document, which combine one or more of the 23 Strategic Location options. Some of these options are identified around particular locations, others have been proposed as a "package" by developers, while some of the strategic location options have been combined because of the role they can play in delivering new infrastructure. The SA findings for the eight Strategic Spatial Options are described in **Chapter 6**.
  - **Policy Options** – This final set of options in the Issues and Options document considers the main planning issues facing the Borough over the period to 2036, and the type of policy approaches that could be used to address each issue. For each issue the approach taken in the Local Plan 2011-2029 has been considered, along with reasonable alternative policy approaches. For several of the proposed policy approaches, reasonable alternatives were not identified as any approach other than the preferred approach would not be in conformity with the requirements of the National Planning Policy Framework (NPPF).
- 2.14 All of the reasonable options for policies and for strategic locations for development were subject to SA in accordance with the methodology set out in this report (also described further ahead in this chapter). The draft findings were made available to Eastleigh Borough Council officers preparing the Local Plan, helping to inform the plan preparation process.
- 2.15 The Council will take into account the findings of the SA alongside other relevant factors and consultation responses when deciding which policy options to select and develop into draft policies in the detailed draft Local Plan that will be subject to further consultation later in 2016, and which site options to include as preferred allocations. Therefore, the findings of this stage of the SA work will feed into the development of the next iteration of the Local Plan.

## SA Stage C: Preparing the Sustainability Appraisal report

- 2.16 This SA report describes the process that has been undertaken to date in carrying out the SA of the Eastleigh Local Plan. It sets out the findings of the appraisal of options included in the Issues and Options document, highlighting any likely significant effects (both positive and negative, and taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects), while considering policy approaches that may help to mitigate negative effects and maximise the benefits of the plan as it is drafted in full. It also describes the reasons for selecting or rejecting options during the preparation of the Issues and Options document.

## SA Stage D: Consultation on the Eastleigh Local Plan and this SA Report

- 2.17 Eastleigh Borough Council is inviting comments on the Local Plan Issues and Options document and this SA Report. Both documents are being published on the Council's website for consultation between December 2015 and February 2016.



## SA Stage E: Monitoring implementation of the Local Plan

- 2.18 Recommendations for monitoring the social, environmental and economic effects of implementing the Eastleigh Local Plan will be presented in the next iteration of the SA Report, once a Preferred Approach for the Eastleigh Local Plan has been identified.

### Appraisal methodology

- 2.19 The reasonable policy and site options for the Local Plan set out in the Eastleigh Local Plan Issues and Options document have been appraised against the 13 SA objectives in the SA framework (see **Table 2.2** earlier in this section), with scores being attributed to each option or preferred approach to indicate its likely sustainability effects on each objective as follows:
- 2.20 The likely effects of the options for the Local Plan need to be determined and their significance assessed, and this inevitably requires a series of judgments to be made. This appraisal has attempted to differentiate between the most significant effects and other more minor effects through the use of the symbols shown in **Figure 2.1**. The dividing line in making a decision about the significance of an effect is often quite small. Where either (++) or (--) has been used to distinguish significant effects from more minor effects (+ or -) this is because the effect of an option or preferred approach on the SA objective in question is considered to be of such magnitude that it will have a noticeable and measurable effect, taking into account other factors that may influence the achievement of that objective. However, scores are relative to the scale of proposals under consideration.

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

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

- 2.21 Where a potential positive or negative effect is subject to uncertainty, for example because the outcome will be reliant on events or actions by third parties, a question has been added to the relevant score (e.g. +? or -?) and the score is colour coded as per the potential positive, negligible or negative score (i.e. green, red etc.).
- 2.22 The SA findings for the Local Plan Issues and Options are described in **Chapters 4-7**.

### Assumptions applied during the SA

- 2.23 SA inevitably relies on an element of subjective judgement. However, in order to ensure consistency and transparency in the appraisal of the strategic locations, detailed assumptions were developed and applied, as presented in **Appendix 4**. The assumptions were applied by reference to various information sources, in particular digital mapping and the Council's site assessment forms from the 2015 SLAA update.



## Difficulties encountered

- 2.24 It is a requirement of the SEA Regulations that consideration is given to any data limitations or other difficulties that are encountered during the SA process and these are outlined below.
- 2.25 A Local Plan, particularly at the relatively early Regulation 18 stage, is a high level document. The lack of detail as to exact development site boundaries or likely layout within sites is reflected in the relatively high level nature of the SA and also necessitated use assumptions relating to each SA objective, as described above.
- 2.26 Similarly, Local Plan policy options at this stage lack detail and their effects are therefore subject to greater uncertainty than will be the case at the Regulation 19 Publication stage, once full policy wording has been drafted.

### 3 Sustainability context for development in Eastleigh

#### Review of plans, policies and programmes

- 3.1 The Eastleigh Local Plan is not prepared in isolation, being greatly influenced by other plans, policies and programmes and by broader sustainability objectives. It needs to be consistent with international and national guidance and strategic planning policies and should contribute to the goals of a wide range of other programmes and strategies, such as those relating to social policy, culture and heritage. It must also conform to environmental protection legislation and the sustainability objectives established at an international, national and regional level.
- 3.2 A review has been undertaken of the other plans, policies and programmes that are relevant to the Local Plan, as described in **Section 2**. This review, which was originally presented in the SA Scoping Report, can be seen in full in **Appendix 2** and the key findings are summarised below.
- 3.3 Schedule 2 of the SEA Regulations requires:
- (1) *"an outline of the...relationship with other relevant plans or programmes"*; and
  - (5) *"the environmental protection objectives established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation"*
- 3.4 It is necessary to identify the relationships between the Eastleigh's Local Plan and the relevant plans, policies and programmes so that any potential links can be built upon and any inconsistencies and constraints addressed.

#### *Key international plans, policies and programmes*

- 3.5 At the international level, Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive') and Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the 'Habitats Directive') are particularly significant as they require Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) to be undertaken in relation to the emerging Eastleigh Local Plan. These processes should be undertaken iteratively and integrated into the production of the plan in order to ensure that any potential negative environmental effects (including on European-level nature conservation designations) are identified and can be mitigated.
- 3.6 There are a wide range of other EU Directives relating to issues such as water quality, waste and air quality, most of which have been transposed into UK law through national-level policy; however the international directives have been included in **Appendix 2** for completeness.

#### *Key national plans, policies and programmes*

- 3.7 The national policy providing context for the Eastleigh Local Plan is the National Planning Policy Framework (NPPF). The Local Plan must be consistent with the requirements of the NPPF. The NPPF sets out information about the purposes of local plan-making, stating that:
- "Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To this end, they should be consistent with the principles and policies set out in this Framework, including the presumption in favour of sustainable development."*

- 3.8 The NPPF also requires Local Plans to be 'aspirational but realistic'. This means that opportunities for appropriate development should be identified in order to achieve net gains in terms of sustainable social, environmental and economic development; however significant adverse impacts in any of those areas should not be allowed to occur.
- 3.9 The NPPF requires local planning authorities to set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:
- the homes and jobs needed in the area;
  - the provision of retail, leisure and other commercial development;
  - the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
  - the provision of health, security, community and cultural infrastructure and other local facilities; and
  - climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.
- 3.10 In addition, Local Plans should:
- plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework;
  - be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date;
  - be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations;
  - indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map;
  - allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;
  - identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation;
  - identify land where development would be inappropriate, for instance because of its environmental or historic significance; and
  - contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified.

#### *Local plans, policies and programmes*

- 3.11 At the sub-regional and local levels there are a wide range of plans, policies and programmes that are specific to south Hampshire and Eastleigh, and which provide further context for the emerging Local Plan. Reference has been made to these plans, policies and programmes where relevant, for example where they relate to housing, transport, renewable energy and green infrastructure etc., within the baseline, key issues and other relevant sections where necessary.

## Baseline information

- 3.12 Information about past trends and the current state of the environment provides a baseline against which to assess the likely sustainability effects of the Local Plan and monitoring its outcomes.
- 3.13 Schedule 2 of the SEA Regulations requires data to be gathered on biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the inter-relationship

between the above factors. As an integrated SA and SEA is being carried out, baseline information relating to other 'sustainability' topics has also been included; for example information about housing, social inclusiveness, transport, energy, waste and economic growth. Baseline information, largely based on that originally presented in the Council's SA Scoping Report, is presented in **Appendix 3**.

## Key sustainability issues and their likely evolution without the Local Plan

- 3.14 An up-to-date set of key sustainability issues for Eastleigh was identified during the scoping stage of the SA and were presented in the Scoping Report.
- 3.15 In recognition of the SEA Regulation requirement (Schedule 2) that the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme must be described in the Environmental Report, **Table 3.1** shows the likely evolution of the key sustainability issues if the Eastleigh Local Plan were not to be implemented.

**Table 3.1: Key Sustainability Issues for the Eastleigh Local Plan**

Key issues	Likely evolution without the Local Plan
<b>COMMUNITY</b>	
<b>Population</b>	
<p>The population of Eastleigh is expected to increase significantly to 2037.</p> <p>Eastleigh Borough's population is ageing.</p> <p>High density living can impact upon the availability of open space.</p> <p>Service provision will need to be developed to meet the needs of a more ethnically diverse community.</p>	<p>Without the Local Plan, the combined effect of population growth and an ageing population has the potential to increase pressure on local services. A growing population may also increase recreational disturbance of internationally designated biodiversity sites.</p> <p>The NPPF identifies that local planning authorities should, "<i>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)</i>" (paragraph 50). Although the NPPF encourages a mix of housing development, it is anticipated that this requirement would be implemented at the local level through an up-to-date policy in the new Local Plan.</p> <p>A new Local Plan can help ensure that the changing demography of Eastleigh is supported by an adequate supply of housing and accessible community facilities including schools, hospitals and leisure facilities. It can also ensure that there is adequate provision of supporting recreational facilities and open spaces to meet a growing population, helping to alleviate pressure on sensitive biodiversity sites.</p>
<b>Housing</b>	

Key issues	Likely evolution without the Local Plan
<p>There is a need to find sustainable and accessible locations for new housing in the Borough.</p> <p>Affordability of housing is a major issue in the Borough, resulting in significant demand for Affordable Housing.</p> <p>There is a need for a greater variety of housing to be delivered in the Borough, including family housing.</p>	<p>Without the Local Plan, there are likely to be ongoing imbalances between housing supply and housing need in the Borough. In relation to affordability, this could lead to many people being priced out of the market and the demographic profile of population becoming distorted. This may have secondary effects on the economy, reducing the Borough's ability to attract key workers and young families.</p> <p>The Local Plan should provide more certainty in relation to how the Borough will provide the required number and mix (size and tenure) of housing in the most sustainable locations.</p>
<b>Health</b>	
<p>Health in the Borough is generally good, but low levels of physical activity and high levels of obesity are increasing health issues.</p> <p>Health inequalities exist between the most and least deprived communities in the Borough.</p> <p>There are significant opportunities for improvements to green infrastructure networks in the Borough. For example there is considerable scope for an improvement in the Borough's cycle networks, and an enhancement of the connectivity of walking routes.</p>	<p>The planning system has relatively limited influence on public health and the Local Plan is therefore likely to have relatively little effect on them. However, the NPPF states that, <i>"local planning authorities should work with public health leads and health organisations to understand and take account of the health status and needs of the local population (such as for sports, recreation and places of worship), including expected future changes, and any information about relevant barriers to improving health and wellbeing"</i> (paragraph 171).</p> <p>Although the NPPF seeks to improve health and wellbeing, Local Plan policies relating to health and wellbeing in Eastleigh can help to reduce the gaps in provision of facilities for healthcare facilities and infrastructure for sport and recreation and the walking and cycling network. This would help to ensure that there are adequate facilities to encourage individuals to have a more active and healthier lifestyle.</p>
<b>Quality of life</b>	
<p>While the overall level of deprivation is low in the Borough, there are pockets of high deprivation in communities such as Bursledon and Eastleigh.</p> <p>Antisocial behaviour and drug abuse are the main causes of crime in parts of Eastleigh.</p> <p>The south of the Borough is not as well-served with arts and cultural facilities as the remainder.</p> <p>There is scope to improve and enhance the Borough's green infrastructure.</p>	<p>The Hampshire Constabulary has a statutory duty to provide policing services and enforce criminal law. Therefore, even without the new Local Plan, crime will be addressed. However, the new Local Plan, can help to tackle some of the causes of crime, by reducing the gaps in local community service provision – e.g. in the south of the Borough, which may help to ensure that there is adequate provision of services to address anti-social behaviour and health issues. The planning system can have a significant impact on the quality of life of experienced by communities, particularly in relation to culture, recreation and crime. Paragraph 69 of the NPPF states that planning policies and decisions should aim to promote <i>"safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion"</i>.</p>
<b>ECONOMY</b>	
<b>Economy</b>	

Key issues	Likely evolution without the Local Plan
<p>There is a productivity gap between the Solent LEP area, including Eastleigh Borough, and the rest of the South East.</p> <p>The knowledge economy - e.g. scientific and technical, as well as the transport and manufacturing sectors are important sectors to Eastleigh, but are under threat from inadequate premises and competitive local economies.</p> <p>There is a need to ensure that the employment rate is increased in areas of high deprivation and highly skilled workers are able to access employment opportunities within the Borough.</p> <p>There is scope to improve the skills levels of Eastleigh Borough residents.</p>	<p>The NPPF states that “<i>the Government is committed to securing economic growth in order to create jobs and prosperity, building on the country’s inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future</i>” (paragraph 18). Therefore, even without the new Local Plan important economic sectors may stagnate or decline.</p> <p>Without the Local Plan, under-provision of appropriate business accommodation may continue.</p> <p>The implementation of up to date policies in the new Local Plan would help address local economic needs by helping to ensure that there is specific accommodation available for the knowledge economy and start-ups. This could help stimulate growth in the number of jobs available in Eastleigh and also help to ensure that there is a sufficient supply of training and job opportunities which could help to prevent a ‘brain drain’ and improve competitiveness.</p>
Accessibility and transport	
<p>There are traffic congestion issues on the M3 and the M27.</p> <p>There are congestion issues on local roads between Eastleigh and Chandlers Ford, Eastleigh town centre, the Bishopstoke/Fair Oak Road, at the A27/A3024 Windhover roundabout and on the main route to and from the Hamble peninsula.</p> <p>There is a need to improve access to the railway through the potential development of new stations, increase the capacity of local and strategic road networks and improve walking and cycle networks across the Borough.</p> <p>Levels of car dependency are high whilst the frequency of bus service provision is limited and the reduction in services is affecting the use and perception of the service. The railway is the second most popular transport service within the Borough, but there is a need to increase capacity to keep up with demand and increase the number of access routes and interchanges to employment locations, both within the Borough and to wider regions.</p> <p>There is pressure for retail development in out-of-centre locations.</p>	<p>In the absence of the new Local Plan, ongoing high levels of car dependency across much of the Borough and a growing population are forecast to result in increased congestion on the strategic and local road networks in the Borough.</p> <p>The Local Plan provides an opportunity to help to maintain and improve existing public transport, cycle and pedestrian networks; locate future development in locations which take maximum advantage of these networks and ensure that future developments are planned and designed in a manner which supports use of these modes.</p>
ENVIRONMENT	
Air quality	
<p>The high levels of reliance on travel by unsustainable modes (see Accessibility and Transport section) lead to road traffic congestion, which has adverse effects on air quality and CO<sub>2</sub> emissions. Three Air Quality Management Areas (AQMAs) have been declared in Eastleigh.</p>	<p>Paragraph 17 of the NPPF states that one of the core planning principles that should underpin plan making and decision making includes action to “<i>actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable</i>”.</p> <p>Without action from the Local Plan to direct development to sustainable locations and increase provision of sustainable transport infrastructure, the trend for increasing car ownership and travel is likely to continue with associated emissions of air pollutants are likely to increase.</p>
Biodiversity and geodiversity	

Key issues	Likely evolution without the Local Plan
<p>Biodiversity in the Borough is under pressure from both existing and future potential development, and from climate change. Impacts on biodiversity arise from:</p> <ul style="list-style-type: none"> <li>- Recreational pressures on sites subject to European, international and national designations, in particular those centred on the river valleys and the coast;</li> <li>- Pressures on water resources including abstraction from the River Itchen, and disposal of waste water, both of which can contribute to diminishing water quality;</li> <li>- Other forms of pollution including poor air quality, contaminated land, and surface water run-off from urban areas and from intensively farmed land;</li> <li>- Direct loss and/or fragmentation of habitats. This can arise from development and related infrastructure, but also from sea level rise, which contributes to erosion and coastal squeeze;</li> <li>- Increases in noise and light pollution.</li> </ul>	<p>The NPPF (paragraph 7) states that the planning system has a key environmental role including, <i>"contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity..."</i></p> <p>Therefore, even without the new Local Plan this issue is being addressed to some extent by national planning policy as well as legislative protection outside of the planning system. However, given the current pressures for growth and development within the district, an up-to-date Local Plan can help to conserve and enhance biodiversity and geodiversity by directing development away from sensitive locations and managing new development so that its design minimises effects on the natural environment and helps to create and connect habitats</p>
<b>Climate change (including flood risk)</b>	
<p>Climate change is being accelerated by man-made greenhouse gas emissions. These need to be reduced, but ways also need to be found to adapt to the effects of climate change. In Eastleigh Borough:</p> <ul style="list-style-type: none"> <li>- Continued growth of traffic has the potential to worsen greenhouse gas emissions (although these have started to reduce in recent years);</li> <li>- Drought arising from hotter summers has the potential to affect water supplies;</li> <li>- A substantial proportion of the existing housing stock is in need of improved insulation and other measures to help reduce energy consumption.</li> </ul> <p>Some areas of the Borough are at risk of flooding from its main rivers (including the Itchen, Hamble, and the Monks Brook) and there is also some risk of tidal flooding on the coast of Southampton Water and the Hamble. The effects of climate change may increase the incidence of flooding within the district.</p>	<p>Whilst the Building Regulations require gradually increasing standards of energy efficiency, the Local Plan offers the opportunity to improve upon these, where this is justified by local circumstances.</p> <p>All development needs to take account of national policy on flood risk, including the NPPF requirement that <i>'inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere'</i> (paragraph 100).</p> <p>The severity and likelihood of flooding is likely to increase with climate change. Catchment flood management plans (CFMPs) consider all types of inland flooding, from rivers, ground water, surface water and tidal flooding, but not flooding directly from the sea, (coastal flooding), which is covered in 'shoreline management plans'. CFMPs will be used to help the Environment Agency and partners to plan and agree the most effective way to manage flood risk in the future. Local authorities are required to take the plan into account during the development. Without a Local Plan, it will be more difficult to meet the flood risk-related requirements of the NPPF and CFMP.</p>
<b>Historic environment</b>	
<p>Elements of this Borough's historic environment, including archaeological remains and historic landscapes, may be at risk from neglect, and from development pressures.</p>	<p>Continued development pressure means that the risk of harm to heritage assets would be likely to continue and may be exacerbated without a planned local approach to development. International and national protection is afforded by various strategies and policies as well as the NPPF. Paragraph 17 of NPPF states that the planning system should <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>Whilst these policies make provision for the protection of the historic environment in the absence of a Local Plan, implementation of locally specific policies through the new Local Plan provides the opportunity to steer development away from sensitive assets. The Local Plan also affords opportunities for enhancement, for example bringing unused old buildings into appropriate new uses or improving the condition and addressing detracting</p>



Key issues	Likely evolution without the Local Plan
	elements of conservation areas.
<b>Landscape</b>	
<p>The landscape of the Borough is not subject to statutory landscape designations, but the intrusion of urbanising elements, particularly around the borders with Southampton is diminishing the contribution that the landscape makes to maintaining the character of Borough and its settlements. The 2004 study of the Borough found that Eastleigh the least tranquil local authorities in the county.</p>	<p>In the absence of a Plan, there is the potential for development to harm landscape character in Eastleigh Borough. It could be located in sensitive areas, leading to negative impacts on landscape character, or lead to coalescence of settlements, harming their identity. A Local Plan provides the opportunity to minimise these potential effects and to improve linkages between areas of open space, parks and the open countryside.</p>
<b>Material assets</b>	
<p><b>Energy</b> – In order to continue to develop renewable energy schemes across the Borough, the Council will need to ensure that there is an adequate supply of appropriate land for development and new developers are encouraged to incorporate energy efficiency into their schemes.</p> <p><b>Minerals</b> - Mineral extraction needs to be managed taking into account existing permitted reserves and the need for additional supply.</p> <p><b>Previously developed land (PDL)</b> - the proportion of developments on PDL in the Borough has declined, while development on greenfield land has increased significantly.</p>	<p>Whilst the NPPF contains requirements in respect of sustainable energy, minerals safeguarding and use of previously developed land, an appropriate spatial strategy and site allocations in a Local Plan can help to ensure that brownfield land is developed first, mineral resources are safeguarded and land for renewable energy development is made available.</p>
<b>Soil</b>	
<p>A large proportion of the eastern and southern part of the Borough includes areas of the best and most versatile agricultural land, which could be lost to development.</p>	<p>Continued population growth and economic growth are likely to continue to increase the pressure to develop greenfield sites, with the risk of loss of high quality agricultural land. Local Plan policies can ensure that development on the best and most versatile agricultural land is, where possible, avoided or required to be temporary and reversible.</p>
<b>Water quality and water resources</b>	
<p>Significant improvements to water quality in the Borough are required to meet the target of all of reaching 'Good Ecological Status' in all natural water bodies, or 'Good Ecological Potential' in all heavily modified water bodies, as required by the Water Framework Directive.</p> <p>There are a number of Source Protection Zones to the north of the Borough; the outer zone (subsurface activity only) of Zone 2C extends into the northern part of Chandlers Ford. A number of small, private abstractions in the Borough also require a 50m protection zone.</p> <p>The Lower River Itchen 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 groundwater abstraction at the headwaters of the River Hamble (Bishops Waltham) causes significant reduction in flow; however this is partly</p>	<p>The Environment Agency manages water resources through the Catchment Abstraction Management Strategy (CAMS) process along with abstraction licensing strategies. This provides the approach and regulatory framework within which water resources will be managed in the Borough.</p> <p>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.</p> <p>The Local Plan offers the opportunity to ensure that the allocation of development takes into account the CAMS to ensure that water resources in Eastleigh continue to provide adequate water and are of a high quality, while also meeting conservation targets. The Local Plan can also set out development management policies to minimise the risk that development will cause deterioration in downstream water quality.</p>



Key issues	Likely evolution without the Local Plan
<p>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.</p> <p>There may be little or no “environmental capacity” left in the receiving waters for the consented discharges from the Borough’s two wastewater treatment works to be increased.</p>	

## 4 SA findings for the Local Plan Vision and Objectives

- 4.1 This section describes the findings of the SA in relation to the reasonable alternative policy options considered for the Eastleigh Borough Local Plan. An assessment is also provided of the overarching vision and supporting objectives that will set the context for the Plan policies.
- 4.2 The likely effects of the Vision, Objectives and policy options are summarised below in the order in which they appear in the Eastleigh Local Plan Issues and Options document. An appraisal of the reasonable alternative policy options has been undertaken for each Issue identified in Chapter 7 of the Local Plan Issues and Options document.

### Vision and Objectives

- 4.3 The Vision for the Issues and Options document is:  
*"To lead and support Eastleigh Borough and its communities: developing a strong and sustainable economy that supports improved standards of living for residents; promoting thriving and healthy communities; and maintaining an attractive and sustainable environment that residents value."*
- 4.4 In the Issues and Options document, the Vision is supported by ten strategic Objectives, arranged under three themes; Green Borough, Healthy Community and Prosperous Place. The likely sustainability effects of the Vision and Objectives have been appraised and the results are presented in **Table 4.1**.
- 4.5 The Vision for Eastleigh Borough sets a general aspiration for development in the borough to take place in a sustainable way, supported by social, economic and environmental aspirations, which will enable Eastleigh to be an attractive place to live, work and invest.
- 4.6 This Vision is therefore likely to have minor positive effects (+) in relation to the majority of the SA objectives set out in the SA Framework. However, the Vision's contribution to the achievement of the following objectives is likely to be negligible or mixed: SA objectives 4: Road traffic / congestion, SA objective 5: Natural resources, SA objective 9: Waste, SA objective 10: Biodiversity and geodiversity and SA objective 13: Cultural heritage. The Vision is unlikely to lead to any significant adverse effects in relation to the SA objectives. Most of the effects of the Vision and many of the Objectives are subject to some uncertainty since their achievement will depend on the details of the Local Plan policies and site allocations which are designed to implement them. The effects of the options being considered for the policies and sites are examined later in the SA report.
- 4.7 The Objectives in the Issues and Options document are unlikely to have any significant negative effects (--). Most of the Objectives are likely to have significant positive (++) or minor positive effects (+) in relation to the SA objectives, or negligible (0) effects. All the Objectives have at least one significant positive effect where they directly address SA objectives, although a small number of minor negative effects (-) have also been identified.
- 4.8 Two Objectives under the **Green Borough** theme (Developing green infrastructure and Excellent environment for all) are likely to result in significant positive effects (++) in relation to most SA objectives. Both of these Objectives seek to improve the quality of the local environment, by increasing or conserving green infrastructure, air quality, and local biodiversity and heritage assets. Therefore, both of these objectives directly address SA Objective 2: Community health, SA objective 6: Pollution, SA objective 7: Climate change adaptation, SA objective 8: Climate change mitigation and SA objective 11: Green infrastructure and are given a significant positive score in relation to these SA objectives.

- 4.9 The focus on improvements to green infrastructure in Objective: Developing green infrastructure would also lead to a predicted significant positive effect in relation to SA objective 3: Road traffic / congestion and SA objective 11: Green infrastructure. Similarly, the focus on local distinctiveness and sense of place also mean that the Objective: Excellent environment for all is likely to have a significant positive effect on SA Objective 12: Landscape and townscape and SA objective 13: Cultural heritage.
- 4.10 The Objective: Tackling congestion seeks to improve infrastructure in key areas, including the delivery of sustainable transport modes at new developments, improve access to services and key economic areas as well as ensuring that well-planned and integrated sustainable travel options are supported by effective communication. Therefore, this objective directly addresses SA objective 4: Road traffic / congestion, SA objective 8: Climate change mitigation and SA objective 11: Green infrastructure and is given a significant positive effect.
- 4.11 Also under this theme, the Objective: Minimising waste and managing resources, directly addresses resource efficiency and waste reduction, by promoting low carbon energy, including renewables and exploiting opportunities to recycle, especially high quality materials. Therefore, this policy is identified as having a significant positive effect in relation to SA objective 9: Waste.
- 4.12 Overall, the Eastleigh Local Plan proposed Objectives under the **Healthy Community** theme are likely to result in minor positive (+) mixed (+/-) or negligible (0) effects for most SA objectives, with three significant positive (++) effects. The Objective: Enabling healthier lifestyles / wellbeing focuses on improving physical and mental health and wellbeing, while also addressing the challenges of an ageing population, including the delivery of homes for this growing segment of the Borough population. Therefore, this Objective is identified as having a significant positive (++) effect in relation to SA objective 1: Housing and SA objective 2: Community health.
- 4.13 The Objective: Enabling healthier lifestyles / wellbeing could result in some development of housing, which may result in localised environmental impacts and therefore scores mixed effects (+/-) for five of the environmental SA objectives (SA objective 5: Natural resources, SA objective 6: Pollution, SA objective 7: Climate change adaptation, SA objective 8: Climate change mitigation, SA objective 10: Biodiversity and geodiversity). The Objective: Tackling deprivation aims to reduce the gap in incomes and quality of life between the most deprived communities by targeting resources to communities experiencing health inequalities and access to services. Therefore, this objective scored a significant positive effect (++) in relation to SA objective 2: Community health, and a negligible effect (0) for a majority of the SA objectives.
- 4.14 Most of the Objectives included in the **Prosperous Place** theme of the Issues and Options document, are likely to result in a mixture of positive and negative effects (+/-), because while they would help to achieve the housing and employment development needed in the Borough, construction of new homes and employment development could have potentially negative effects on environmental receptors and could result in increased car traffic within the Borough. However, there would be opportunities for good design and construction techniques to mitigate potential effects and even have beneficial effects, e.g. on the setting of a heritage asset. For some of the SA objectives, the possibility for minor positive effects is not identified, but the potential minor negative effect is shown as uncertain (-?), as it will depend on how and where the housing and employment development is delivered across the Borough.
- 4.15 Three Objectives in this theme (More and diverse mix of housing, Ensuring appropriate infrastructure including employment land, and Enabling the right skills and employment mix) focus on the delivery of housing or employment sites and therefore score a significant positive effect (++) in relation to SA objective 1: Housing and SA objective 3: Economy. However, the Objective: Ensuring appropriate infrastructure including employment land aims to support the provision of employment land and associated infrastructure, however it is unclear what 'associated infrastructure' will consist of. Therefore, the assessment identifies uncertain effects (?) in relation to SA objective 1: Housing, SA objective 2: Community health and SA objective 11: Green infrastructure.

- 4.16 The Objective: Reinvigorating town and local centres focuses on improving the vibrancy and service provision of town centres. Therefore, it is considered likely to have significant positive effects (++) on SA objective 2: Community health, SA objective 5: Natural resources, SA objective 12: Landscape and townscape and SA objective 13: Cultural heritage.

**Table 4.1: Summary of SA scores for the Eastleigh Local Plan Issues and Options – Vision and Objectives**

	SA objectives												
Eastleigh Local Plan Issues and Options Vision / Objectives	SA 1: Housing provision	SA 2: Community health	SA 3: Economy	SA 4: Road traffic / congestion	SA 5: Natural resources	SA 6: Pollution	SA 7: Climate change adaptation	SA 8: Climate change mitigation	SA 9: Waste	SA 10: Biodiversity and geodiversity	SA 11: Green infrastructure	SA 12: Landscape and townscape	SA 13: Cultural heritage
Eastleigh Borough Vision	0	+	+	+/-?	0	+	+	+	0	0	+	+	0
<b>Green Borough</b>													
Tackling congestion	0	+	+	+++	0	+	+	++	0	+	++	+	+
Developing green infrastructure	0	++	+	++	+	++	++	++	0	++	++	+	+
Excellent environment for all	0	++	0	+	+	+++	+++	++	0	+	++	++	++
Minimising waste and managing resources	0	0	0	0	+	+	0	+	++	0	0	0	0
<b>Healthy Community</b>													
Enabling healthier lifestyles / wellbeing	++	++	0	+	+/-	+/-	+/-	+/-	0	+/-	+	+	+
Tackling deprivation	+	++	+	0	0	0	0	0	0	0	0	+	0
<b>Prosperous Place</b>													
More and diverse mix of housing	++	+	0	+/-	+/-	+/-	-?	+/-	0	-?	-?	+/-	+/-
Ensuring appropriate infrastructure including employment land	?	?	++	+/-	+/-	+/-	+/-	+/-	0	-?	?	+/-	+/-
Enabling the right skills and employment mix	0	0	++	0	+/-	+/-	+/-	+/-	+/-	-?	0	+/-	+/-
Reinvigorating town and local centres	0	++	+	+	++	-?	0	-?	0	0	0	+++	+++



## 5 SA findings for the quantum options

- 5.1 This section describes the assessments findings for the total amount or quantum of housing development to be provided by the Eastleigh Local Plan. The likely effects of the options are described below.

### SA of 'General housing requirements' quantum options

#### Description of options and reasons for selecting these

- 5.2 A key issue identified in the Eastleigh Borough Local Plan 2011-2036 'Issues and Options' consultation document (hereafter referred to as the Issues and Options document) is the need to identify the Borough's housing requirement. A series of 'general housing requirements' policy options (hereafter referred to as the housing quantum options) have been described. These seek to make provision for between **552 and 830 dwellings per annum** over the 25 year Plan period 2011-2036 or between **13,800 and 20,750 new dwellings in total**.
- 5.3 The housing quantum options taken forward in the Issues and Options document are summarised in **Table 5.1** along with the Council's reasons for selecting these. A number of other options are briefly described in the Issues and Options document but the Council is not taking these forward as they do not represent reasonable alternatives and as such they have not been subject to SA. The document also provides both a range and a midpoint for the number of dwellings per annum (dpa) that would be provided under each option; for ease of comparison between the options the SA assumes that the midpoint number of dwellings would be provided. A fuller description of how each option has been arrived at is contained within the Housing Background Paper.

**Table 5.1 Reasonable alternative housing quantum options**

Option	Mid-point dpa	Total dwellings 2011-2306	Council's reasons for selecting option
Continuing past trends - Not taken forward as a reasonable alternative	497	12,425	This option sees a continuation of what has been delivered in the past. It results in a range of 478-515 dwellings per annum. This is important as it helps to provide context for the other scenarios. However, it is not compliant with National Planning Policy or an accepted methodology for determining housing requirements. Therefore this is not an option open to the Council and is not an approach which will be taken forward.
Economic projections - Not taken forward as a reasonable alternative	524	13,100	This methodology considers the likely level of housing required to support the levels of predicted economic growth and that required to support the aspirations of the Solent Growth Plan published by the Local Enterprise Partnership. The most recent figures for those scenarios indicate a range of 496-552 dwellings per annum. Given the available evidence it is again considered by the Council that the levels of housing indicated are not compliant with National Planning Policy and therefore not an option open to the Council and not an approach which will be taken forward in this Local Plan process. However, it does indicate that plans for

Option	Mid-point dpa	Total dwellings 2011-2306	Council's reasons for selecting option
			economic growth will be supported by the likely levels of housing growth demanded by the NPPF.
A. Eastleigh Housing Needs study	552	13,800	This option is based on the objectively assessed need identified by the Council's June 2015 Housing Needs Study <sup>9</sup> . The study states that its methodology fulfils the key requirements for a Strategic Housing Market Assessment (SHMA) and as such is presented as an update to the January 2014 South Hampshire SHMA published by the Partnership for Urban South Hampshire (PUSH). The Study builds upon the 2012-based household projections figure of 520 dwellings per annum and concludes that 563 is an appropriate figure. The housing background paper, taking a precautionary measure, also notes 584 dwellings per annum could be used as a starting point. Overall therefore a range of 520-584 dpa is considered as a basis for appraisal.
B. PUSH SHMA	646	16,150	The last published document at a sub-regional level was the SHMA published by PUSH in January 2014 <sup>10</sup> . That produced a range of housing options; the preferred option for the Borough was 615 dpa. The Inspector examining the previous Local Plan considered at that time that market signals indicated this figure should be increased by 10%, to approximately 677 dpa. Therefore the range to be considered based on the January 2014 PUSH SHMA is 615-677 dpa.
C. Local housing market options	745	18,625	This option provides for a level of housing which could rebalance the local housing market. Increasing the amount of development will provide more affordable housing and reduce reliance on the private rented sector (an issue identified by the previous Local Plan Inspector) and provide additional housing to meet wider housing needs in the Southampton housing market area. These methodologies provide a range of 743-747 dpa.
D. Sub-regional development	830	20,750	This option looks at the impacts of concentrating housing development in Eastleigh to meet the needs of the Southampton housing market area. It considers the implications of development being focused in Eastleigh Borough as a result of unmet need elsewhere. Based on one methodology, this could give rise to housing need of 830 dpa.

### Effects of policy options in relation to SA objectives

- 5.4 To put the scale of growth provided by the quantum options in context, **Table 5.2** sets out the proportional growth they represent relative to the 1 April 2011 housing stock of 53,400 dwellings<sup>11</sup>, as well as an estimate of the area of land that might be required to accommodate the scale of development if all development were to take place at a density of 35 dwellings per hectare (dph).

<sup>9</sup> Eastleigh Borough Council Housing Needs Study: Final Report, JG Consulting, June 2015.

<sup>10</sup> South Hampshire Strategic Housing Market Assessment, GL Hearn for Partnership for Urban South Hampshire: Final Report January 2014.

<sup>11</sup> Table 125 Dwelling stock by local authority district:2001- 2014, Office for National Statistics,



**Table 5.2 Context for scale of housing growth**

Measure of growth	Quantum option			
	A	B	C	D
Growth in 1 April 2011 housing stock (%)	26%	30%	35%	39%
Area of land required at 35 dph (hectares)	394	461	532	593

- 5.5 The SA scores for the reasonable alternative housing quantum options are shown in **Table 5.3**. This is followed by a broad description of the various effects, focussing on those that are judged to be significant. The assessment assumes that the stated numbers of dwellings can actually be delivered; the actual average completions figure in the period 2001-2015 was 408 dpa<sup>12</sup>. The assessment of the quantum options is concerned with the total amount of development rather than its location. A general assumption is made that development will be delivered in accordance with the principles in the National Planning Policy Framework. Assessment of the potential effects of directing development to particular locations within the Borough is provided separately in the SA of the Strategic Locations and the Strategic Spatial Options.
- 5.6 As set out in the Issues and Options document, the Council anticipates that some 10,000 dwellings will come forward on sites with planning permission and windfall brownfield sites during the Plan period. The balance of the housing requirement, approximately 4,000-10,000 homes (depending on the quantum option selected), would come predominantly from the new sites described in the Strategic Locations / Strategic Spatial Options. Since the SA does not assess sites which have already been given planning permission or windfall sites which are inherently uncertain, it is not possible to make a direct link between the sustainability performance of the Strategic Locations / Strategic Spatial Options, as set out in **Chapter 6**, and the sustainability performance of the quantum options. The SA of the quantum options is therefore necessarily presented in general terms.

**Table 5.3 SA scores for housing quantum options**

General housing requirements - policy options:								
A. Eastleigh Housing Needs study (552 dpa / 13,800 dwellings)								
B. Published information on wider housing needs (646 dpa / 16,150 dwellings)								
C. Local housing market options (745 dpa / 18,625 dwellings)								
D. Concentrating sub-regional development (830 dpa / 20,750 dwellings)								
SA Objective	A	B	C	D				
SA1: Housing provision	+	++	++	++?				
SA2: Community health	0	0	0	0				
SA3: Economy	+	+	+	+				
SA4: Road traffic / congestion	-?	--?	--?	--?				
SA5: Natural resources	-?	-?	-?	--?				
SA6: Pollution	+?/-?	+?/--?	+?/--?	+?/--?				
SA7: Climate change adaptation	0	0	0	-?				
SA8: Climate change mitigation	-?	-?	-?	--?				
SA9: Waste	0	0	0	0				

<sup>12</sup> Authority Monitoring Report 2013-2014, Eastleigh Borough Council, September 2014.

SA10: Biodiversity and geodiversity	-?	--?	--?	--?				
SA11: Green infrastructure	+?/-?	+?/-?	+?/-?	+?/-?				
SA12: Landscape and townscape	-?	--?	--?	--?				
SA13: Cultural heritage	-?	-?	-?	--?				

- 5.7 In relation to **social or community-related sustainability objectives**, the housing quantum options are predicted to have generally significant positive effects (++) in relation to SA objective 1: Housing provision and negligible effects in relation to SA objective 2: Community health.
- 5.8 The significant positive effects on SA objective 1: Housing provision are due to the large numbers of new dwellings likely to be provided over the plan period and the contribution of these to meeting total housing need as well as the likely contribution to specific types of need, particularly affordable housing. For Option A, however, the midpoint provision figure of 552 dpa is less than the 563 dpa described by the Eastleigh Housing Needs Study<sup>9</sup> as representing a "*reasonable objective assessment of need*" (the upper end of the 520-584 dpa range considered under Option A would satisfy this level of need but as explained above, the SA has been carried out on the basis of the midpoint of each range). Furthermore, the objectively assessed need figure recommended by that study is based on demographic trends plus market signals with no uplift to rebalance the affordable "market". For this reason Option A is judged only to have a minor positive (+) effect on SA objective 1: Housing provision. There is judged to be some uncertainty as to whether the high level of annual housing provision under Option D could actually be delivered, given that it is so much greater than recent delivery rates, resulting in an uncertain significant positive effect for that option.
- 5.9 Higher housing numbers could put pressure on existing community health and wellbeing related services and infrastructure such as healthcare facilities. At the same time, higher housing numbers could help to deliver or make contributions towards additional services and infrastructure. The net effect is judged likely to be negligible.
- 5.10 In relation to the **economy**, all four of the housing quantum options are judged likely to have minor positive (+) effects on SA objective 3: Economy by stimulating the construction market and providing employment opportunities and investment in the Borough during construction of additional housing. The Eastleigh Housing Needs Study<sup>9</sup> concludes that "*economic projections do not suggest any particular need to increase housing provision in the Borough*" above that provided by Option A.
- 5.11 In relation to **environmental objectives** (SA objectives 4 to 13), the housing quantum options are generally judged to be likely to have negative effects because of the relatively large scale of associated development and the fact that much of this is likely to be on greenfield sites<sup>13</sup>. Higher growth options are generally judged to be capable of more significant negative effects on the environment because of the larger scale of development. Increasing amounts of residential development are assumed to be likely to result in:
- More road traffic growth and associated emissions of pollutants and greenhouse gases with negative effects on SA objective 4: Road traffic / congestion and SA objective 8: Climate change mitigation.
  - Greater consumption of natural resources for housing construction and occupation and greater potential for loss of higher quality agricultural land, with negative effects on SA objective 5: Natural resources.
  - Increasing land take and greater associated difficulty in finding sites that avoid higher flood risk areas (with negative effects on SA objective 7: Climate change adaptation) or

<sup>13</sup> The Council estimates that approximately 4,300 dwellings could be accommodated on windfall sites within the urban edge during the Plan period; the balance of the housing requirement is likely to be accommodated on predominantly greenfield sites, both those on greenfield sites previously allocated by the 2011-2029 Local Plan and the new sites identified in the Strategic Spatial Options and constituent Strategic Locations.

that avoid more sensitive environments such as those with higher value for biodiversity and geodiversity (negative effects on SA objective 10), landscape and townscape (negative effects on SA objective 12), or cultural heritage (negative effects on SA objective 13).

- 5.12 The negative environmental effects described above are generally subject to uncertainty because the extent of effects will depend on the location of new housing sites, the provision of adequate infrastructure and new services and facilities to accommodate the new development (including public transport provision), and the incorporation of sustainable design and construction measures that could help to mitigate potential effects.
- 5.13 A potential for significant negative effects was identified for many of the Strategic Spatial Options in relation to SA objective 4: Road traffic / congestion, SA objective 10: Biodiversity and geodiversity, and SA objective 12: Landscape and townscape. The largest Strategic Spatial Option proposes 5,000 dwellings. Given the Council's estimate that some 10,000 dwellings will come forward on sites with planning permission and windfall brownfield sites during the Plan period, Quantum Options B, C and D would therefore be likely to require development of at least two Strategic Spatial Options. On this basis it is judged that Quantum Options B, C and D would be likely to result in the potential for significant negative effects on these three SA objectives:
- SA objective 4: Road traffic / congestion – whilst very few significant negative effects were identified for individual Strategic Spatial Options against this SA objective, cumulative assessments for Strategic Spatial Options, informed by the Council's Transport Background Paper identify the potential for significant negative effects in many cases, both in terms of the direct effect of increased congestion and indirect effects such as potential worsening of air quality in the Eastleigh AQMA and potential negative air pollution effects on the designated biodiversity interest of the River Itchen.
  - SA objective 10: Biodiversity and geodiversity – potential significant negative effects were identified for many individual Strategic Locations because they are within 200m of an SAC, SPA or Ramsar site or within 25m of a watercourse which ultimately drains into the River Itchen or River Hamble. Initial HRA Screening indicates that it should be possible to avoid adverse effects on these European sites provided that appropriate mitigation is implemented, for example appropriately designed buffer zones between development and watercourses draining to European sites. Consideration of a wide range of potential biodiversity impacts has identified potential cumulative effects for many Strategic Spatial Options.
  - SA objective 12: Landscape and townscape – whilst effects of developing individual Strategic Locations are assessed as having generally minor negative effects, significant cumulative effects are identified for many Strategic Spatial Options, for example in relation to setting of settlements or valued features, the open character of the landscape, long views or gaps between settlements.
- 5.14 The housing quantum options are judged likely to increase the likelihood of air, soil, water, light and noise pollution associated with the construction and/or occupation of new houses. Implementation of good practice approaches to construction and regulatory requirements outside of the planning system mean that these effects on SA objective 6: Pollution are judged likely to be only minor negative effects with uncertainty for Options A and B. For Options C and D, however, the higher amount of growth is assumed to result in a need to locate new housing where it may be affected by significant noise generating uses nearby and/or air pollution (e.g. where the locations are within Air Quality Management Areas). It also increases the likelihood of significant air pollution from additional road traffic. Minor positive effects with uncertainty (+?) on this SA objective are the result of the potential for new development to facilitate remediation of land affected by contamination.
- 5.15 The land take required for housing development under all quantum options may increase the likelihood that existing green infrastructure networks would be diminished or fragmented with minor negative effects (-) on SA objective 11: Green infrastructure, although these are uncertain (?) as they will depend on the location and design of new development, as discussed above. However, green infrastructure could be incorporated into the design of large-scale housing developments, and could help to improve linkages between existing

areas. Minor positive effects with uncertainty (+?) on this SA objective are therefore also possible, given the potential for new development to contribute to new or enhanced green infrastructure.

## Other quantum options

- 5.16 The Issues and Options document also considers different levels of need for homes for travelling communities and for employment land. At this stage, LUC's reading of the consultation document is that it is limited to discussing the evidence on different levels of need and seeking consultees' views on that evidence. Since no development options are put forward for meeting the identified need, it is not yet possible to carry out SA of quantum options on these aspects of the Local Plan. To provide guidance on the sustainability effects that may be identified at later stages of plan making, a brief commentary is provided below.

### Homes for travelling communities

- 5.17 The most recent assessment<sup>14</sup> of the accommodation needs of these communities over the period 2011-2036 identified a need for 17 permanent pitches and a transit site with approximately five pitches for gypsies and travellers in Eastleigh Borough. A further need, shared with Southampton, for eight permanent plots for travelling showpeople was identified. Changes in Government guidance are likely to have implications for assessments of the accommodation needs of travelling communities within the Borough with a potential reduction in overall need being identified. The Council will be commissioning further research in due course.
- 5.18 Provision in full for the scale of need identified above would be likely to have significant positive effects in relation to SA objective 1: Housing provision; partial provision would be likely to have a smaller positive effect. Minor negative effects may arise in relation to environmental SA objectives such as SA objective 5: Natural resources; SA objective 6: Pollution; SA objective 10: Biodiversity and geodiversity; SA objective 12: Landscape and townscape; and SA objective 13: Cultural heritage. These are likely to be uncertain and will depend on the particular location, layout and design of development.

### Employment land requirements

- 5.19 In June 2015 the Council consulted on a briefing note<sup>15</sup> setting out the potential future employment land requirements for the Borough. This concluded that between 115,500m<sup>2</sup> and 142,100m<sup>2</sup> of additional employment floor-space may be required within the Borough by 2036. Further work will be required to revisit the requirement.
- 5.20 Provision in full for the scale of need identified above would be likely to have significant positive effects in relation to SA objective 3: Economy; partial provision would be likely to have a smaller positive effect. Negative effects may arise in relation to environmental SA objectives such as SA objective 4: Road traffic / congestion; SA objective 5: Natural resources; SA objective 6: Pollution; SA objective 8: Climate change mitigation; SA objective 10: Biodiversity and geodiversity; SA objective 12: Landscape and townscape; and SA objective 13: Cultural heritage. Smaller effects would be associated with smaller scales of provision of employment floorspace. These effects are likely to be uncertain and will depend on the particular location, layout and design of development.

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<sup>14</sup> Opinion Research Services for Eastleigh Borough Council, May 2015

<sup>15</sup> Eastleigh Borough Local Plan 2011-2036 Technical Consultation on Development Requirements: Economy and Employment Land Briefing Note, June 2015

## 6 SA findings for the Strategic Spatial Options and constituent Strategic Locations

- 6.1 This chapter describes the assessments findings for the spatial elements of the Local Plan Issues and Options, comprising:
- 23 Strategic Locations - these are geographic groupings of SHLAA sites which the Council is considering together at the current stage of the plan making process. Various combinations of these strategic locations have been brought together by the Council to create the spatial options.
  - Eight Strategic Spatial Options for the location of large scale development.

### Strategic Location Options

- 6.2 A total of 23 reasonable alternative Strategic Location options have been subject to SA by LUC and EBC officers. A set of assumptions was devised for determining significance of effects for each SA objective to ensure that the reasonable Strategic Location options could be appraised consistently between SA team members. These assumptions are presented in **Appendix 4**.
- 6.3 The likely effects of the Strategic Location options are summarised in **Table 6.1** below in relation to each SA objective, with detailed appraisal matrices presented in **Appendix 5**. Particular consideration has been given to the likely significant effects identified (both positive and negative), in line with the requirements of the SEA Regulations.
- 6.4 Development at any of the 23 Strategic Locations would give rise to a mixture of positive and negative effects on the SA objectives as shown in **Table 6.1**. Potential significant negative (-) effects have been identified in relation to seven of the 13 SA objectives, while significant positive (++) effects have only been identified in relation to four of the 13 SA objectives as explained below.
- 6.5 Given the contribution they would make to meeting the housing need identified for the Borough, nearly all of the Strategic Locations would have a minor positive (+) effect individually on **SA objective 1: Housing**. These effects are uncertain as the overall amount of new housing that would be provided is not yet known. Eastleigh 2 is identified for employment development only so would have no effect (0) on housing provision, and Eastleigh 1 is identified for a potential mixed use development and 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. No significant negative (--) effects were identified for this SA objective.
- 6.6 Mainly positive effects including a number of significant positive (++) effects have been identified in relation to **SA objective 2: Community health**, due to the proximity of the Strategic Locations to community, health, sport facilities and open space and/or the likelihood of new publicly accessible open space being provided within the Strategic Location. However, a small number of significant negative (--) effects have also been identified for nine of the 23 Strategic Locations, because they are over 1km from the nearest GP or health centre, or would result in loss of sports pitches/facilities without suitable replacement.

Table 6.1 Summary of SA findings for the 23 Strategic Location Options

Strategic Location Options																							
SA Objective	Allbrook 1	Allbrook 2	Bishopstoke 1	Bishopstoke 2	Botley 1	Botley 2	Eastleigh 1	Eastleigh 2	Fair Oak 1	Fair Oak 2	Fair Oak 3	Fair Oak 4	Fair Oak 5	Fair Oak 6	Fair Oak 7	Hamble 1	Hamble 2	Hedge End 1	Hound 1	West End 1	West End 2	West End 3	West End 4
<b>SA1: Provide sufficient housing to meet identified local needs, including affordability and special needs</b>																							
SA1.1	+	+	+	+	+	+	?	0	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
SA1.2	+	+	+	+	+	+	?	0	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
<b>SA2: Safeguard and improve community health, safety and wellbeing</b>																							
SA2.1	+	+	++	+	+	+	+	0	++	-	-	0	-	++	-	+	0	++	+	-	0	0	+
SA2.2	--	--	+	++	++	+	++	+	+	--	--	+	+	+	--	+	--	+	+	--	+	+	--
SA2.3	+	-	+	+	+	--?	0	0	+	+	+/--	+	+	+	--	++?	--?	+	+	+	+	+	+
SA2.4	++	+	++	++?	++	++? /--	--/+	--/+	++	++	++	++	++	++	+	++?	--/+	++	+	++	0	++	+
SA2.5	+	-	+	+	0	0	-	+	0	0	0	0?	0	0	-	+	+	+	+	0	+	0	0
<b>SA3: Develop a dynamic and diverse economy</b>																							
SA3.1a	-	-	-	-	+	-	++	+	-	-	-	-	-	-	-	-	-	+	-	-	++	-	-
SA3.1b	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	+	0	-	-	-	-	-	-
SA3.1c	++	-	+	++	-	-	++	+	++	+	-	+	-	++	-	-	-	-	+	-	-	-	-
SA3.1d	-	-	-	-	-	-	+	-	-	-	-	-	-	-	-	+	+	+	-	-	-	-	-
SA3.1e	-	-	-	-	-	-	++	0	-	-	-	-	-	-	-	++	++	+	-	-	-	--	+
SA3.2	+	-	+	0	+	-	+	+	+	0	0	0	0	0	0	+	0	-	-	0	-	+	-
SA3.3	0	0	0	-?	0	0	0	0	0	-	-	-	-	0	-	0	0	0	0	-	0	0	0
SA3.4	0	0	+	0	0	0	0	0	+	0	0	0	0	+	0	0	0	+	0	0	0	0	0
<b>SA4: Reduce road traffic and congestion</b>																							
SA4.1	-	-	-	-	+	-	++	+	-	-	-	-	-	-	-	-	-	+	-	-	++	-	-
SA4.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	+	0	-	-	-	-	-	-
SA4.3	++	-	+	++	-	-	++	+	++	+	-	+	-	++	-	-	-	-	+	-	-	-	-
SA4.4	-	-	-	-	-	-	+	-	-	-	-	-	-	-	-	+	+	+	-	-	-	-	-
SA4.5a	-	-	-	-	-	-	++	0	-	-	-	-	-	-	-	++	++	+	-	-	-	-	+
SA4.5b	++	0	-	0	+	0	++	++	-	0	0	0	0	-	0	-	0	0	0	0	0	0	0
SA4.6	--	--	+	++	++	+	++	+	+	--	--	+	+	+	-	+	--	+	+	--	+	+	--
SA4.7	-	-	++?	+	+	-	+	-	++	+	-	-	-	++	-	+	+	++?	+	-	-	0	-
SA4.8	+	-	++?	++?	+	+	+	0	++?	++?	-	0	0	-	-	+	+	++	0	-	+	++	-
SA4.9	+	+	0	++?	0	0	+	0	++?	0	-	+	+	0	-	+	+	+	+	0	0	-	-
SA4.10	+	-	+	+	0	0	-	+	0	0	0	0	0?	0	-	+	+	+	+	0	+	0	0
SA4.11	--	+	--	+	-	+	-	--	-	-	-	-	-	-	-	-	+	+	+	-	--	--	--

Strategic Location Options																							
SA Objective	Allbrook 1	Allbrook 2	Bishopstoke 1	Bishopstoke 2	Botley 1	Botley 2	Eastleigh 1	Eastleigh 2	Fair Oak 1	Fair Oak 2	Fair Oak 3	Fair Oak 4	Fair Oak 5	Fair Oak 6	Fair Oak 7	Hamble 1	Hamble 2	Hedge End 1	Hound 1	West End 1	West End 2	West End 3	West End 4
SA5: Protect and conserve natural resources																							
SA5.1	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	0	0	0
SA5.2	-	-	0	0	--	--	0	0	0	-	0	0	0	0	0	--	0	-	-	-	--?	--?	-
SA5.3	-	-	-	+/-	+/-	-	++	-	-	-	-	+/-	+/-	-	-	-	-	-	+/-	+/-	-	-	-
SA5.4	+	+	+	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
SA6: Reduce air, soil, water, light and noise pollution																							
SA6.1	- -?	0	0	0	-?	-?	--?	--?	-?	-?	-?	0	0	0	-?	-?	-?	-?	-?	-?	-?	-?	0
SA6.2	0	0	-?	- -?	-?	-?	--?	--?	--?	--?	--?	- -?	- -?	- -?	0	--?	-?	-?	--?	- -?	- -?	- -?	0
SA7: Plan for the anticipated levels of climate change																							
SA7.1	+	+	-?	+	+	+	+	+	-?	-?	-?	+	+	-?	-?	+	+	+	+	+	+	+	+
SA7.2	- -?	-?	--?	--?	--?	--?	-?	-?	--?	--?	--?	--?	--?	- -?	-?	- -?	-?	--?	-?	--?	--?	--?	0
SA7.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SA8: Minimise Eastleigh's contribution to climate change																							
SA8	Criteria for sustainable travel options in found in assessment criteria for SA Objective 3. This objective used in the appraisal of development management policies.																						
SA9: Reduce waste generation and disposal																							
SA9	This objective used in the appraisal of development management policies.																						
SA10: Protect, enhance and manage biodiversity and geodiversity																							
SA10.1	- -?	- -?	- -?	- -?	0	--?	- -?	--?	- -?	- -?	- -?	- -?	- -?	- -?	- -?	0	0	--?	0	- -?	- -?	- -?	0
SA10.2	- -?	- -?	0	0	0	--?	- -?	--?	0	0	0	0	0	0	0	0	0	0	0	- -?	0	0	0
SA10.3	0	0	0	0	0	-?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SA10.4	-?	0	-?	-?	-?	-?	0	0	- -?	-?	-?	-?	-?	-?	-?	0	-?	-?	-?	-?	0	-?	0
SA10.5	-?	0	- -?	-?	-?	-?	0	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?
SA10.6	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	0
SA10.7	-?	-?	-?	-?	-?	-?	0	0	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?
SA10.8	-?	0	-?	-?	0	-?	0	0	- -?	-?	-?	0	0	-?	0	0	-?	-?	-?	-?	0	-?	0
SA11: Enhance the Borough's multifunctional green infrastructure networks																							
SA11.1	-?	-?	0	-?	0	0	0	0	-?	-?	0	0	0	-?	0	0	-?	0	-?	0	0	-?	0
SA11.2	+	-	+	+	0	0	-	+	0	0	0	0?	0?	0	-	+	+	+	+	0	+	+	0
SA11.3	+	+	-?	+	+	+	+	+	-?	-?	-?	+	+	-?	-?	+	+	+	+	+	+	+	+
SA12: Protect, enhance and manage the character and appearance of the landscape and townscape																							
SA12.1	- -	-	-	-	-?	-?	0	0	-	-	-	-?	-?	-?	0	-?	-?	-?	-?	-	-?	-?	-?
SA12.2	0	0	0	0	0	0	0	0	0	-?	-?	0	0	0	0	0	0	0	0	0	0	0	0
SA12.3	- -?	-	- -?	-	-?	-?	0	-?	- -?	- -?	- -?	-	-?	-?	-?	-?	-?	-?	-?	-	-?	-?	-?
SA12.4	- ?	-	- -?	-?	-?	-?	0	-?	-?	-?	-?	-	-?	-?	-?	-?	-?	-?	-?	-	-?	-?	-?

Strategic Location Options																							
SA Objective	Allbrook 1	Allbrook 2	Bishopstoke 1	Bishopstoke 2	Botley 1	Botley 2	Eastleigh 1	Eastleigh 2	Fair Oak 1	Fair Oak 2	Fair Oak 3	Fair Oak 4	Fair Oak 5	Fair Oak 6	Fair Oak 7	Hamble 1	Hamble 2	Hedge End 1	Hound 1	West End 1	West End 2	West End 3	West End 4
	SA13: Protect and enhance and manage archaeological, historical and cultural heritage																						
SA13.1	-?	0	-?	-?	-?	0	0	-?	-?	-?	-?	-?	-?	-?	-?	0	-?	0	-?	-?	0	-?	0



- 6.7 The Strategic Locations are likely to have mainly minor negative (-) effects in relation to **SA objective 3: Economy** due to their ability to provide access to a range of employment areas via public transport modes, although eight out of the 23 could have some significant positive (++) effects because they are within close proximity (usually less than 400m) to either a rail station and/or a frequent bus route and/or an employment centre. Ten of the 23 Strategic Locations could also have minor positive (+) effects on this SA objective because they would contribute to the provision of new industrial, office or warehousing floorspace in the Borough. No significant negative (--) effects were identified for this SA objective.
- 6.8 Eleven of the 23 Strategic Locations could have a significant negative (--) effect in relation to **SA objective 4: Road traffic and congestion** because they may not encourage sustainable travel choices due to either their distance from health facilities and/or geographical barriers between the location and key facilities/ destinations, which would force pedestrians (residents or employees) to cross for example a railway line, motorway/ dual carriageway or walk along a route without a properly surfaced and lit footway of 2m+ width and hard surface throughout. Conversely, 14 of the 23 Strategic Locations are likely to have significant positive (++) effects for this SA objective, due to their proximity to either public transport modes, employment areas and/or services and facilities, which would help to encourage less journeys by car from the Strategic Location.
- 6.9 Development at the Strategic Locations is likely to have mainly minor negative (-) effects in relation to **SA objective 5: Natural resources** due to the potential to prevent the future extraction of known mineral reserves and/or loss of agricultural land. Five Strategic Locations could have a significant negative (--) effect as they would result in the loss of high quality (Grades 1 or 2) agricultural land. However, all but two of the Strategic Locations (Eastleigh 1 and 2) could also have a minor positive (+) effect due to their ability to support delivery of new allotments.
- 6.10 The potential effects on **SA objective 6: Pollution** are almost all negative, with over half (15) of the Strategic Locations having potential for significant negative (--) effects, due to the potential for development at these locations to either be affected by significant noise generating uses nearby and/or air pollution (e.g. where the locations are within Air Quality Management Areas), or to increase noise or air pollution in adjacent areas themselves.
- 6.11 Similarly, 16 Strategic Locations could have significant negative (--) effects in relation to **SA objective 7: Climate change adaptation** due to their location within the highest flood risk zone, although these effects are uncertain because they will depend on the nature and design of development proposals (e.g. whether they incorporate sustainable urban drainage systems etc.). Conversely, 17 of the Strategic Locations could also have a minor positive (+) effect on this SA objective because they would offer opportunities to provide additional or improved green infrastructure.
- 6.12 The Strategic Locations have not been appraised in relation to **SA objectives 8: Climate change mitigation** or **9: Reducing waste** as it is difficult to determine the effects on these two objectives until detailed proposals for the design and construction of new development are available. Therefore, the ability for the Eastleigh Local Plan to have an effect on SA objectives 8 and 9 has been considered through the appraisal of the non-spatial policy options which address issues such as sustainable construction and design.
- 6.13 Mainly minor negative (-) effects have been identified for all of the Strategic Locations in relation to **SA objective 10: Biodiversity and geodiversity** due to the potential for development at these locations to affect internationally, nationally and locally designated nature conservation sites, protected species, biodiversity networks and/or ancient woodland. Eighteen of the Strategic Locations could have a significant negative (--) effect due to being within very close proximity of a nature conservation site and/or potentially resulting in the loss of ancient woodland or an important biodiversity link.
- 6.14 No significant negative (--) effects have been identified for **SA objective 11: Green infrastructure**, rather a mix between minor positive (+) and negative (-) effects due to the ability of development at the Strategic Locations to reduce deficiencies in open space provision and/or create new green infrastructure, including linking into the existing cycle and footpath network.

- 6.15 While all except one of the Strategic Locations (Eastleigh 1) are considered likely to have negative effects in relation to **SA objective 12: Landscape and townscape** (due mostly to the use of greenfield land which will change the character of the location), only five Strategic Locations are likely to have a significant negative (--) effect. These effects are due to either development at the location being likely to close the gap between neighbouring settlements or significantly change the character of the gap, or having negative impacts on landscape character, views or settings that would be difficult to mitigate.
- 6.16 Finally, development at 16 of the Strategic Locations could have a minor negative (-) effect in relation to **SA objective 13: Cultural heritage** due to their potential to impact on listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage. The remaining seven Strategic Locations are considered to have no effect (0) on heritage assets.

## Strategic Spatial Options

- 6.17 This section presents the SA findings for the Strategic Spatial options that were considered by Eastleigh Borough Council for inclusion in the Local Plan.
- 6.18 A total of eight reasonable alternative Strategic Spatial Options have been subject to SA by EBC officers in conjunction with LUC.
- 6.19 As described in **Chapter 2**, the reasonable Strategic Spatial Options were identified by the Council by combining one or more of the 23 Strategic Location options. The Council's process for identifying the reasonable alternative Strategic Location Options was as follows:
- The Council carried out a 'call for sites' in summer 2015. This informed an update to its Strategic Land Availability Assessment (SLAA) and over 250 greenfield sites were assessed.
  - The Council decided that the Issues and Options document would only consider strategic development locations so criteria were applied to filter out smaller sites (capacity for fewer than 200 dwellings).
  - Sites which have already been through the planning process and received planning consent are not considered in the Issues and Options document – they represent the baseline for development in the Borough and will contribute towards meeting the Borough's development requirements.
  - The options exclude individual sites which were the subject of recent planning applications which have been refused by the Council. The Council has already considered the planning merits of those areas in the context of the present time, including the presumption in favour of sustainable development in the NPPF and the potential they could have in meeting the housing needs of the Borough, and has determined these are not appropriate locations for development.
  - Sites were then grouped together, according to their different characteristics and/or potential for delivering new infrastructure, into the 23 Strategic Location Options. These were then grouped together to form eight Strategic Spatial Options.
- 6.20 The Strategic Spatial Options that were subject to SA and their constituent Strategic Locations are set out in **Table 6.2**.
- 6.21 The likely effects of the Strategic Spatial Options are described below in separate tables for each option in relation to each SA objective. Particular consideration has been given to the likely significant effects identified (both positive and negative), in line with the requirements of the SEA Regulations.

**Table 6.2 Strategic Spatial Options and their constituent Strategic Locations**

Strategic location	Dwelling quantum to be appraised	Employment quantum to be appraised	Developer offer of affordable housing to be appraised	Developer offer of other types of housing to be appraised	What else would this strategic location include (based on what we know at this stage)? E.g. open space, school etc.
<b>Option A: Extensions to settlements</b>					
North of Allbrook Hill (Allbrook 2)	150 dwellings	0ha			No other types of development are proposed
Extension north of Fair Oak (Fair Oak 6)	700 dwellings	0ha	35%	-	No other types of development are proposed
Extension east of Fair Oak (Fair Oak 7)	210 dwellings	-	35%	-	-
South of Bishopstoke (Bishopstoke 2)	800 dwellings	0ha	35%		Primary school; open space
Fir Tree Farm, east of Allington Lane (Fair Oak 5)	432 dwellings	0 ha	35%		Open space
South of Cherry Drove, Horton Heath (West End 4)	150 dwellings	-	35%	-	-
West of Woodhouse Lane (Hedge End 1)	900 dwellings	-	35%	-	New primary school, open space, local centre, community facilities
North east of Winchester Street (Botley 1)	400 dwellings	6000m <sup>2</sup>	35%		Cemetery, allotments and open space
East of Hedge End (Botley 2)	435 dwellings	-	35%	-	Possible potential for expansion of Manor Farm Country Park
South of Bursledon (Hound 1)	270 dwellings	-	35%	-	-
Hamble Airfield (Hamble 1)	600 dwellings	10,000m <sup>2</sup>	35%		Large scale open space
East of Hamble Airfield, Satchell Lane (extension to Hamble Airfield development) (Hamble 2)	102 dwellings	None proposed by developer	35%	None proposed by developer	None proposed by developer

Strategic location	Dwelling quantum to be appraised	Employment quantum to be appraised	Developer offer of affordable housing to be appraised	Developer offer of other types of housing to be appraised	What else would this strategic location include (based on what we know at this stage)? E.g. open space, school etc.
<b>Total</b>	<b>4, 964<sup>16</sup> dwellings</b>	<b>16,000m<sup>2</sup></b>	<b>35%</b>	<b>-</b>	<b>See above</b>
<b>Option B: Expansion of Bishopstoke and Fair Oak to the north/north east with related development in Allbrook Village</b>					
Allbrook (Allbrook 1)	200 dwellings	10,000m <sup>2</sup>	35%	No	New open space at brickworks; possible new link road east of Allbrook Way
North of Stoke Park Woods, Bishopstoke (Bishopstoke 1)	2,000 dwellings	3.2ha = 12,800m <sup>2</sup>	35%	No	Primary school; new local centre; open space
North of Fair Oak (A) (Fair Oak 1)	1,500 dwellings	1.6ha = 6,400m <sup>2</sup>	35%	No	Primary school and secondary school; open space; improvements to existing local centre adjacent to the site.
<b>Total</b>	<b>3,700 dwellings</b>	<b>29,200m<sup>2</sup> <sup>17</sup></b>	<b>35%</b>	<b>No</b>	<b>See above</b>
<b>Option C: Expansion of Fair Oak to the east and north</b>					
North east of Fair Oak - North of Mortimers Lane (Fair Oak 2)	1,750 dwellings	0ha	35%	-	Primary school; open space
North east of Fair Oak - South of Mortimers Lane (Fair Oak 3)	750 dwellings	0ha	35%	-	Open space
<b>Total</b>	<b>2,500 dwellings</b>		<b>35%</b>		<b>See above</b>
<b>Option D: Expansion of Bishopstoke to the south and Horton Heath to the west</b>					
South of Bishopstoke (Bishopstoke 2)	800 dwellings	0ha	35%	-	Primary school; open space
Fir Tree Farm, east of Allington Lane	500 dwellings	0 ha	35%	-	Open space

<sup>16</sup> Approximated to 5,000 dwellings in the I&O document

<sup>17</sup> Approximated to '29,000m<sup>2</sup>' in the I&O document

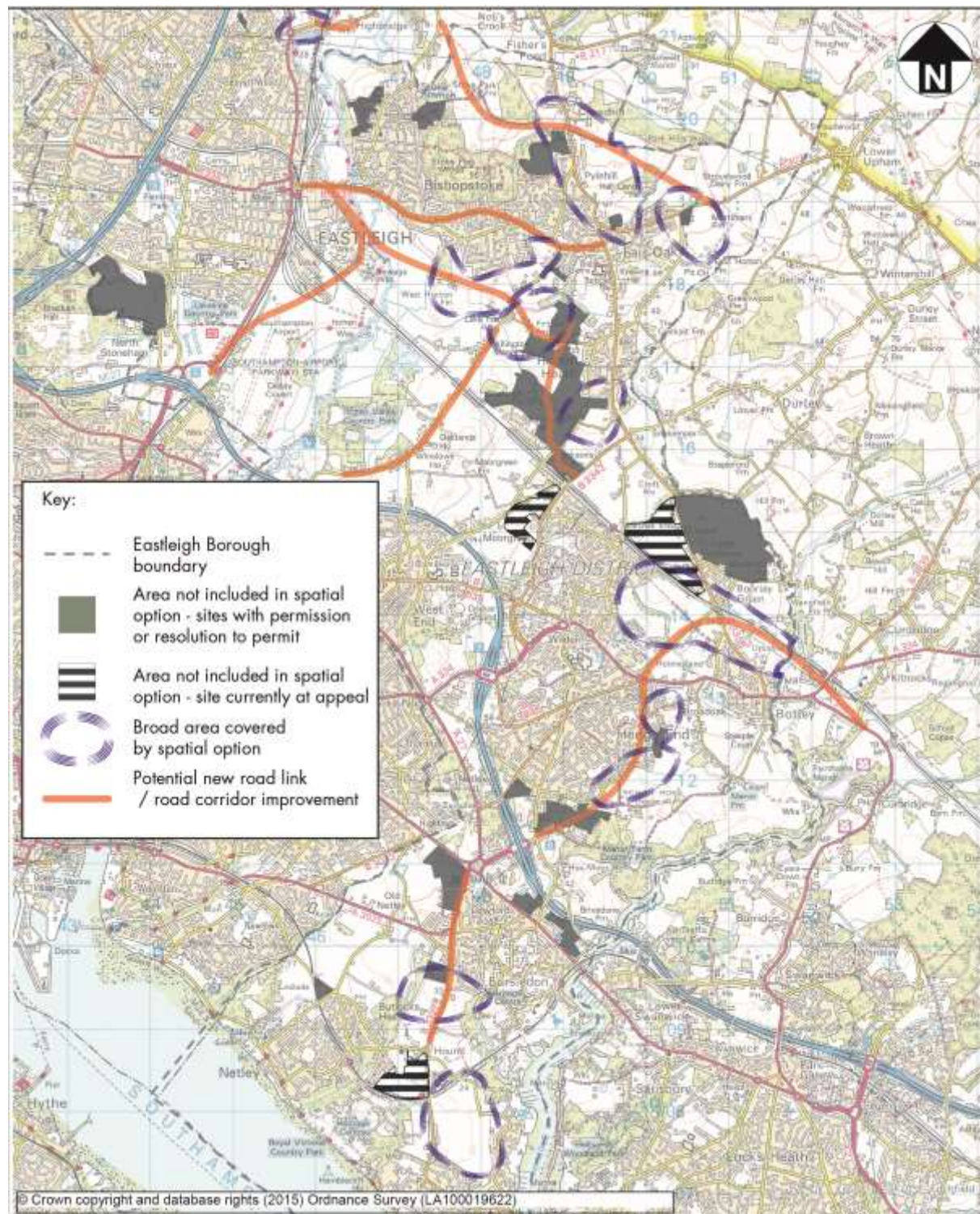
Strategic location	Dwelling quantum to be appraised	Employment quantum to be appraised	Developer offer of affordable housing to be appraised	Developer offer of other types of housing to be appraised	What else would this strategic location include (based on what we know at this stage)? E.g. open space, school etc.
(Fair Oak 4)					
Land east and west of Allington Lane, north of the Railway Line (West End 1)	1,000 dwellings	0ha	35%	-	Open space
<b>Total</b>	<b>2,300 dwellings</b>	<b>-</b>	<b>35%</b>	<b>-</b>	<b>See above</b>
<b>Option E: Extension to West End to the north of the M27</b>					
North of West End (West End 3)	2,000 dwellings	10,000m <sup>2</sup>	35% affordable	n/a	Primary & secondary schools, Park & Bus, rail halt
North of Moorgreen Road and between Bubb Lane and Burnetts Lane (West End 2)	250 dwellings	0	35% affordable	n/a	-
<b>Total</b>	<b>2,250 dwellings</b>	<b>10,000m<sup>2</sup></b>	<b>35%</b>	<b>-</b>	<b>See above</b>
<b>Option F: Extending Hedge End to the north-east and Botley to the north</b>					
West of Woodhouse Lane (Hedge End 1)	900 dwellings	None	Unknown	Specialist needs including older people	Two form entry primary school, open space,
North east Winchester Street (Botley 1)	400 dwellings	6,000m <sup>2</sup>	Unknown	Specialist needs including older people	Botley bypass, cemetery, allotments, open space
<b>Total</b>	<b>1,300 dwellings</b>	<b>6,000m<sup>2</sup></b>	<b>35%</b>	<b>-</b>	<b>See above</b>
<b>Option G: Hamble Airfield</b>					
Hamble Airfield (Hamble 1)	600 dwellings	10,000m <sup>2</sup>	35% affordable		Large scale open space on south side, sports pitches.
<b>Total</b>	<b>600 dwellings</b>	<b>10,000m<sup>2</sup></b>	<b>35%</b>	<b>-</b>	<b>See above</b>
<b>Option H: Redevelopment of Eastleigh Riverside for employment uses</b>					
Northern Business Park (Eastleigh 2)	n/a	9.6ha (B1(b), B1(c), B2 or B8	n/a	n/a	n/a
Eastleigh River Side	200 dwellings	Redevelopment of	-	-	-

Strategic location	Dwelling quantum to be appraised	Employment quantum to be appraised	Developer offer of affordable housing to be appraised	Developer offer of other types of housing to be appraised	What else would this strategic location include (based on what we know at this stage)? E.g. open space, school etc.
(Eastleigh 1)		existing space. Scope for net additional floorspace limited due to constraints including airport public safety zone.			
<b>Total</b>	<b>200 dwellings</b>	<b>c.40,000m<sup>2</sup></b>	<b>-</b>	<b>-</b>	<b>-</b>



## SA of Strategic Spatial Option A: Extensions to settlements

### Option A – Extensions to settlements



This option is made up of smaller sites which would extend existing settlements while generally avoiding their coalescence. The result is a range of smaller sites located adjacent to existing built up areas across the Borough. This option could involve delivery

of approximately 5,000 dwellings and approximately 16,000 sq m of employment floorspace. The constituent strategic locations of this option, for which SA scores are presented in the table below, propose residential development at Allbrook and to the north and east of Fair Oak village; south of Bishopstoke; west and south of the site west of Horton Heath allocated in the 2011-29 Local Plan (shown here in grey), sites to the north of Botley and east of Hedge End previously allocated in the 2011-29 Plan and associated with a new bypass at Botley; sites to the east and south of Hedge End; sites to the south of Bursledon; and north of Hamble. Sites at Hamble and the Botley Bypass sites could deliver mixed use development, including employment.

This option has been selected to test the approach of dispersing development across the Borough. The sites selected here have been chosen as it is considered possible for them to be delivered in whole or in part and still retain the separate identity of settlements - a key aim of the Plan – though the impacts on gaps will still need to be carefully considered. Individual sites may be substituted for others should this option be proceeded with – at this stage the appraisal acts as an assessment both of the sites selected here, and of the approach of dispersing development



**Table 6.3 SA scores for constituent Strategic Locations**

	North of Allbrook Hill (Allbrook 2)	Extension north of Fair Oak (Fair Oak 6)	Extension east of Fair Oak (Fair Oak 7)	South of Bishopstoke (Bishopstoke 2)	Fir Tree Farm, east of Allington Lane (WE1 extension) (Fair Oak 5)	South of Cherry Drove, Horton Heath (West End 4)	West of Woodhouse Lane (Hedge End 1)	North east of Winchester Street (Botley 1)	East of Hedge End (Botley 2)	South of Bursledon (Hound 1)	Hamble Airfield (development focused to the south of the site) (Hamble 1)	East of Hamble Airfield, Satchell Lane (extension to Hamble Airfield development) Hamble 2
<b>SA1: Housing provision</b>												
1.1	+	+	+	+	+	+	+	+	+	+	+	+
1.2	+	+	+	+	+	+	+	+	+	+	+	+
<b>SA2: Community health</b>												
2.1	+	++	-	+	-	+	++	+	+	+	+	0
2.2	--	+	--	++	+	--	+	++	+	+	+	--
2.3	-	+	--	+	+	+	+	+	--?	+	++?	+
2.4	+	++	+	++?	++	+	++	++	++?/-	+	++?	0
2.5	-	0	-	+	0	0	+	0	0	+	+	0
<b>SA3: Economy</b>												
3.1(a)	-	-	-	-	-	-	+	+	-	-	-	-
3.1(b)	-	-	-	-	-	-	-	-	-	-	+	-
3.1 (c)	-	++	-	++	-	-	-	-	-	+	-	-
3.1 (d)	-	-	-	-	-	-	+	-	-	-	+	-
3.1 (e)	-	-	-	-	-	+	+	-	-	-	++	+
3.2	-	0	0	0	0	-	-	+	-	-	+	0
3.3	0	-	-	-?	-	0	0	0	0	0	0	0

	North of Allbrook Hill (Allbrook 2)	Extension north of Fair Oak (Fair Oak 6)	Extension east of Fair Oak (Fair Oak 7)	South of Bishopstoke (Bishopstoke 2)	Fir Tree Farm, east of Allington Lane (WE1 extension) (Fair Oak 5)	South of Cherry Drove, Horton Heath (West End 4)	West of Woodhouse Lane (Hedge End 1)	North east of Winchester Street (Botley 1)	East of Hedge End (Botley 2)	South of Bursledon (Hound 1)	Hamble Airfield (development focused to the south of the site) (Hamble 1)	East of Hamble Airfield, Satchell Lane (extension to Hamble Airfield development) Hamble 2
3.4	0	+	0	0	0	0	++	0	0	0	0	0
<b>SA4: Road traffic / congestion</b>												
4.1	-	-	-	-	-	-	+	+	-	-	-	-
4.2	-	-	-	-	-	-	-	-	-	-	+	-
4.3	-	++	-	++	-	-	-	-	-	+	-	-
4.4	-	-	-	-	-	-	+	-	-	-	+	-
4.5(a)	-	-	-	-	-	+	+	-	-	-	++	+
4.5(b)	0	-	0	0	0	0	0	+	0	0	-	0
4.6	--	+	-	++	+	--	+	++	+	+	+	--
4.7	-	++	-	+	-	-	++?	+	-	+	+	-
4.8	-	-	-	++?	0	-	++	+	+	0	+	0
4.9	+	0	-	++?	+	-	+	0	0	+	+	+
4.10	-	0	-	+	0	0	+	0	0	+	+	0
4.11	+	-?	-	++	-	--	+	-	+	+	-	+
<b>SA5: Natural resources</b>												
5.1	-?	-?	-?	-?	-?	0	-?	-?	-?	-?	-?	-?
5.2	-	0	0	0	0	-	-	--	--	-	--	0
5.3	-	-	-	+/-	+/-	-	-	+/-	-	+/-	-	-

	North of Allbrook Hill (Allbrook 2)	Extension north of Fair Oak (Fair Oak 6)	Extension east of Fair Oak (Fair Oak 7)	South of Bishopstoke (Bishopstoke 2)	Fir Tree Farm, east of Allington Lane (WE1 extension) (Fair Oak 5)	South of Cherry Drove, Horton Heath (West End 4)	West of Woodhouse Lane (Hedge End 1)	North east of Winchester Street (Botley 1)	East of Hedge End (Botley 2)	South of Bursledon (Hound 1)	Hamble Airfield (development focused to the south of the site) (Hamble 1)	East of Hamble Airfield, Satchell Lane (extension to Hamble Airfield development) Hamble 2
5.4	+?	+	+?	+?	+?	+?	+?	+	+?	+?	+?	+?
<b>SA6: Pollution</b>												
6.1	0	0	-?	0	-?	0	-?	-?	-?	-?	-?	0
6.2	0	--?	0	--?	--?	0	-?	-?	-?	--?	--?	0
<b>SA7: Climate change adaptation</b>												
7.1	+ ?	-?	-?	+?	+?	+?	+?	+?	+?	+?	+?	+?
7.2	- ?	--?	-?	--?	--?	0	--?	--?	--?	-?	--?	0
7.3	0	0	0	0	0	0	0	0	0	0	0	0
<b>SA8: Climate change mitigation</b>												
<b>SA9: Waste</b>												
<b>SA10: Biodiversity and geodiversity</b>												
10.1	--?	--?	--?	--?	--?	0	--?	0	--?	0	0	--?
10.2	--?	0	0	0	0	0	0	0	--?	0	0	--?
10.3	0	0	0	0	0	0	0	0	-?	0	0	-?
10.4	0	-?	-?	-?	-?	0	-?	-?	-?	-?	0	0
10.5	0	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?
10.6	-?	-?	-?	-?	-?	0	-?	-?	-?	-?	-?	-?
10.7	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?

	North of Allbrook Hill (Allbrook 2)	Extension north of Fair Oak (Fair Oak 6)	Extension east of Fair Oak (Fair Oak 7)	South of Bishopstoke (Bishopstoke 2)	Fir Tree Farm, east of Allington Lane (WE1 extension) (Fair Oak 5)	South of Cherry Drove, Horton Heath (West End 4)	West of Woodhouse Lane (Hedge End 1)	North east of Winchester Street (Botley 1)	East of Hedge End (Botley 2)	South of Bursledon (Hound 1)	Hamble Airfield (development focused to the south of the site) (Hamble 1)	East of Hamble Airfield, Satchell Lane (extension to Hamble Airfield development) Hamble 2
10.8	0	-?	0	-?	0	0	-?	0	-?	-?	0	0
<b>SA11: Green infrastructure</b>												
11.1	-?	-?	0	-?	0	0	0	0	0	-?	0	0
11.2	-	0	-	+	0	0	+	0	0	+	+	0
11.3	+?	-?	-?	+?	+?	+?	+?	+?	+?	+?	+?	+?
<b>SA12: Landscape and townscape</b>												
12.1	-	-?	0	-	-?	-?	-?	-?	-?	-?	-?	-?
12.2	0	0	0	0	0	0	0	0	0	0	0	0
12.3	-	-?	-?	-	-?	-?	-?	-?	-?	-?	-?	-?
12.4	-	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?
<b>SA13: Cultural heritage</b>												
13.1	0	-?	-?	-?	-?	0	0	-?	0	-?	0	?

- 6.22 The table provides a summary of the potential sustainability effects of the separate Strategic Location proposals that have been brought together to formulate Strategic Spatial Option A. The following paragraphs discuss key issues which relate to the principle of development in these Strategic Locations, as well as highlighting the likely cumulative effects of bringing forward these Strategic Locations together.

#### *SA1: Housing provision*

- 6.23 The Strategic Locations that comprise Option A are likely to have minor positive effects in relation to the delivery of affordable and other specialist housing. This is because at this stage no barriers to the delivery of the typical proportion of affordable housing (35%) or for other specialist housing have been identified. The proportions of these housing types achievable will remain uncertain until further work is undertaken by site promoters.

#### *SA2: Community health*

- 6.24 These Strategic Locations have probable generally minor positive or significant positive effects in relation to the facilities to support community health.
- 6.25 For provision of community facilities such as community halls and libraries the Strategic Locations were identified as generally having likely positive effects, with Fair Oak 6 and Hedge End 1 having significant positive effects. Exceptions to this are the Locations East of Fair Oak (Fair Oak 7) and Fir Tree Farm (Fair Oak 5) which show minor negative or negligible effects.
- 6.26 Eight of the locations are reasonably accessible for healthcare facilities with a positive effect, significant positive effects being identified for Bishopstoke 2 and Botley 5. However, four locations (Allbrook 2, Fair Oak 7, West End 4 and east of Hamble Airfield) are over 1000m from existing facilities, showing a significant negative impact.
- 6.27 The majority of the locations show a minor positive effect with regards to sports provision, reflecting the scope to potentially provide sports pitches and facilities in nine of the locations, with potentially a significant positive effect cumulatively. These effects are uncertain as the site promoters of these locations have not indicated if such provision will be incorporated. Potential significant negative effects are identified for Fair Oak 7 and Botley 6 due to the loss of East Horton Golf Course and the potential loss of sports pitches. Potential significant positive effects are identified for Hamble 1 as site promoters have indicated that sports pitches would be provided as part of development at this location, although this remains uncertain at this stage.
- 6.28 Most of the locations show a positive effect with regards to proximity to public open space; the potential positive effect was significant at Fair Oak 6, Bishopstoke 2, Fair Oak 5, Hedge End 1, Botley 5 and Hamble 1 due to the proximity to existing facilities and / or open space. At Botley 6 the effect was identified as either significant positive (with uncertainty) or significant negative due to the potential for a possible expansion of Manor Farm County Park, but the potential loss of Little Hatts Recreation Ground and Norman Rodway Sports Ground.
- 6.29 Four locations showed a minor positive impact with regards to ability to link to existing cycle and footpath networks, two locations scored minor negative and the remainder had a negligible effect.

#### *SA3: Economy*

- 6.30 The Strategic Locations comprising Spatial Option A are likely to have a mixture of, generally minor, positive and negative effects.
- 6.31 The accessibility to sustainable travel options shows generally minor negative effects, exceptions being proximity of locations Hedge End 1 and Botley 5 to rail stations (minor positive effect), and locations Bishopstoke 2, Fair Oak 6 and Hound 3 to frequent bus services (the first two of these having significant positive effects).
- 6.32 The appraisal shows minor effects with regards to proximity to major employment centres, the exception being Hamble Airfield (Hamble 1), which shows a significant positive effect as it is within 400m of GE Aviation.

- 6.33 Most of these locations do not contain proposals for employment uses, so only two locations show a positive effect, that at Hedge End 1 being a significant positive.
- 6.34 The majority of the Strategic Locations are considered to be likely to be unsuitable for additional employment floorspace. Development of the Strategic Locations in the option would not result in the loss of employment land, although some of the locations may have been suitable, showing a minor negative impact. Finally, development of the locations in this option shows little direct impact upon commercial uses in existing centres, although cumulatively, residential development brought forward under this options would support the provision of additional retail floorspace in existing centres.

#### *SA4: Road traffic / congestion*

- 6.35 The Strategic Locations comprising this option are identified as likely to have a mixture of positive and negative effects.
- 6.36 The accessibility to sustainable travel options shows generally minor negative effects, exceptions being proximity of locations Hedge End 1 and Botley 5 to rail stations (minor positive effect), and locations Bishopstoke 2, Fair Oak 6 and Hound 3 to frequent bus services (the first two of these having significant positive effects).
- 6.37 The appraisal shows minor effects with regards to providing residential development in proximity to major employment centres, the exception being Hamble Airfield (Hamble 1), which shows a significant positive effect as it is within 400m of GE Aviation. Most of the strategic locations in this option do not contain an element of employment development; those that do show minor effects in relation to whether that employment will be in proximity to a major population centre.
- 6.38 Proximity to health facilities was generally positive, as described under SA2: Community health. Proximity to shopping facilities was more mixed, with equal numbers of locations showing positive or negative effects. Potential significant positive effects were identified for Fair Oak 6 and Hedge End 1. Proximity to schools was generally positive, with Bishopstoke 2 and Hedge End 1 showing a potential significant positive effect due to proximity to a primary and/or secondary school.
- 6.39 Only four locations showed a moderately positive impact with regards to ability to link to existing cycle and footpath networks, as described under SA2: Community health. Additional work will be required to investigate the potential for new links if this option is brought forward. Notably, five of the locations showed a negative effect due to the presence of geographical barriers to facilities and other destinations, in particular by sustainable transport methods. In particular location West End 4 is separated from key facilities in Hedge End by the Eastleigh–Fareham railway line, with a significant negative effect identified.
- 6.40 Development of this option will deliver up to 5,000 homes and 16,000 sq m of employment floorspace, and as such, spread across much of the borough it would be anticipated that the development of this option would generate in the region of 2,750 AM peak vehicle trips and 3,050 PM peak vehicle trips. Whilst the Option spreads development locations throughout the borough, there are key shared corridors that development trips will be attracted to. As a result, whilst the individually small development sites under this Option may have a lesser impact on the highway immediate to their locality than larger ones considered under other Options, cumulatively it is anticipated that:
- Sites to the north will primarily have the potential to cause congestion in the Bishopstoke Road corridor, and potential mitigation for this is limited; it may be that new highway links would be required to spread the distribution to the west;
  - Northern sites will also impact upon north-south movements, and again mitigation measures will be required due to existing congestion issues; and
  - All sites will need to be linked into passenger transport provision, which in some cases would involve new routes and onwards funding<sup>18</sup>, and well as the provision of pedestrian and cycle links that should be fully linked into existing routes in the borough.

<sup>18</sup> I.e. a subsidy for an initial period to enable a service to gain patronage.

- 6.41 As outlined above, even with a spread of development across the borough, due to existing congestion issues along with the increase in vehicular flow, there is likely to be a requirement for some mitigation works. The main issue will be whether, as a spread of development, there will be adequate funding in the individual localities to provide mitigation to an appropriate extent, and in the future what mitigation measures will be available. Some design work was undertaken in relation to the former draft Local Plan, which demonstrated mitigation measures were achievable for many junctions across the borough. However, the new Local Plan is for an additional quantum of development and whether the additional capacity required can be achieved will be subject to testing.

#### *SA5: Natural resources*

- 6.42 With the exception of West End 4 all of the locations in this option include land identified as Minerals Consultation Areas, resulting in a potential minor negative effect through the sterilisation of these resources by development without prior extraction. There could be scope for some degree of prior extraction of these minerals and exploratory work would likely be required in order to investigate the mineral resource and the potential for its extraction, therefore the effects are uncertain. Hamble Airfield (Hamble 1) is allocated for minerals development in the Hampshire Minerals and Waste Plan.
- 6.43 Five locations entail the development of Poor or Very Poor quality agricultural land (Grades 4 or 5), four are Good to Moderate quality (Grades 3a or 3b) and three (Botley 5, Botley 6 and Hamble 1) are Excellent or Very Good quality (Grade 1 or 2). However not all of the land of Grade 3 or higher is in current agricultural use so for the Strategic Spatial Option as a whole, negative effects are likely to be limited.
- 6.44 Whilst some locations contain an element of previously developed land, all of the locations in this option include at least some greenfield land, leading to mixed or minor negative effects.
- 6.45 Each Strategic Location has the scope to provide allotments though, given the dispersed nature of development, each is unlikely to be able to deliver a community farm, resulting in generally uncertain minor positive effects. Site promoters have not yet indicated, however, if any provision of allotments or a community farm would form part of development at these locations, creating the potential for cumulative pressure on existing allotment facilities if no new provision was made.

#### *SA6: Pollution*

- 6.46 The Strategic Locations which comprise Option A have generally been identified as being subject to pollution, with potentially minor negative effects, however this is currently uncertain and further information is required. This particularly relates to noise pollution from existing uses which could impact on seven of the Strategic Locations. Similarly, the assessment showed concerns that eight of the Strategic Locations could lead to minor negative or significant negative effects for air quality from increased traffic arising from development which could impact local air quality, Air Quality Management Areas across the borough, and potentially impact the nature conservation interest of the River Itchen Special Area of Conservation, although the effects are currently uncertain. Improvements to road links and other transport improvements may help in resolving local impacts, but may result in an increase in new areas. Overall, there is the potential for a significant negative effect in relation to air pollution from traffic but this is subject to considerable uncertainty and further transport and air quality work is required to explore this issue.

#### *SA7: Climate change adaptation*

- 6.47 Almost all locations have the potential to provide additional or improved green infrastructure, with an uncertain but minor positive effect. The exceptions are locations Fair Oak 6 and Fair Oak 7, which have GI assets within or adjacent to the site which leads to an uncertain minor negative assessment.
- 6.48 Most locations in this option contain areas which are considered to be at "intermediate" or "more" risk of surface water flooding, with potential significant negative effects identified for Fair Oak 6, Bishopstoke 2, Fir Tree Farm, Hedge End 1, Botley 5, Botley 6 and Hamble 1.

Whether negative effects will occur is uncertain, pending consideration of design and layout options to mitigate these.

- 6.49 None of the Strategic Locations comprising this Spatial Option fall within areas of coastal change therefore no effects due to coastal change are identified.

*SA10: Biodiversity and geodiversity*

- 6.50 Option A comprises a number of small extensions to existing settlements. The majority of these sites fall within the HRA screening zone, resulting in a potential significant negative effect, subject to mitigation or avoidance measures. The HRA of the Strategic Spatial Options notes the following with regard to Option A:
- 6.51 The southern-most collection of parcels is c. 400-450m from the Solent European sites (River Hamble) at its closest and separated by existing residential development. However, there are a number of tributaries (such as Moorgreen stream/ Ford lake and Hedge End Stream) which flow into either the Badnum/ Hungerford stream or Spear Pond Gully. These gullies in turn flow directly into the Solent Maritime SAC. The eastern-most of the central parcels in this option is shown abutting the River Hamble c. 500m upstream of the Solent European sites. It is understood that this is intended to denote a broad location rather than actual site boundaries. It is therefore recommended that an adequate separation between the River and any built development (e.g. 50m) is included and that this zone incorporates features to both intercept surface water runoff and ensure that the surface water that does enter the River Hamble via diffuse pathways is of suitable quality. It is recommended that the relevant policy considers a buffer of at least 15m on larger watercourses and a buffer of 10m on smaller brooks and flowing ditches. In terms of features to ensure no net greenfield runoff, it is understood that normal practice in Eastleigh is to require naturalised SuDS within three forms of filtration and coverage of construction drainage in a Construction Environment Management Plan.
- 6.52 The western-most parcels south of Bishopstoke are connected by watercourses to the River Itchen SAC, thus presenting a water quality pathway. Continuing to enable otter passage along these watercourses from the River Itchen SAC will also be an important consideration. A suitable buffer will need to be incorporated either side of any watercourse, in addition to swales to ensure no net increase in greenfield runoff and measures to protect the water quality of those streams. Flows within these tributaries will also require protection to ensure no change in water supply to the River Itchen. It is recommended that the relevant policy considers a buffer of at least 15m on larger watercourses and a buffer of 10m on smaller brooks and flowing ditches. In terms of features to ensure no net greenfield runoff, it is understood that normal practice in Eastleigh is to require naturalised SuDS within three forms of filtration and coverage of construction drainage in a Construction Environment
- 6.53 Three of the locations (Allbrook 2, Botley 6 and East of Hamble Airfield) are within 200m of a SSSI and so there is the potential for a significant negative effect, subject to further work assessing impacts and investigating the potential for avoidance or mitigation. Similarly, two sites are within 200m of a Local Nature Reserve so there is a potential minor negative effect, subject to mitigation or avoidance measures.
- 6.54 Eight of the locations have potential for adverse impacts on a SINC. All of the locations (with the exception of Allbrook 2) have the potential to adversely affect protected species. The locations include, or are adjacent to, hedgerows, long grass habitats, woodland and watercourses. Protected species which could therefore potentially be adversely affected include badger, reptile, bats, dormice and otter and water vole. With the exception of Allbrook 2, all of the locations in this option have the potential for adverse effects on local nature conservation designations. The strategic locations all have potential to adversely impact upon the biodiversity network (corridors for species movement). Finally, five of the strategic locations include or are within 25 m of ancient woodland, with the potential for negative impacts. However in all cases the minor negative effects identified in relation to this SA objective are uncertain at this stage and are subject to consideration of design/layout and mitigation measures.



### *SA11: Green infrastructure*

- 6.55 A mix of both potential minor positive and potential minor negative effects has been identified with regard to green infrastructure provision.
- 6.56 A number of TPO trees are present at four strategic locations (Allbrook 2, Fair Oak 6, Bishopstoke 2 and Hound 3). However these occupy a small portion of these locations and it is likely that design and layout of development could accommodate them.
- 6.57 Only four of the locations showed a moderately positive impact with regards to ability to link to existing cycle and footpath networks. If this option is brought forward, more work will be required to identify opportunities for ensuring locations are served with new links.
- 6.58 All locations have the potential to provide additional or improved green infrastructure, with an uncertain but moderately positive effect, with the exception of two locations, Fair Oak 6 and Fair Oak 7, which have GI assets within or adjacent to the site which leads to an uncertain moderately negative assessment.

### *SA12: Landscape and townscape*

- 6.59 With the exception of Fair Oak 7, all sites involve settlement extensions varying in scale, many of which are likely to have some adverse effect on the separation of settlements. None of the sites are thought to affect the setting of the South Downs National Park.
- 6.60 All of the locations are identified as having negative effects in relation to protection of landscape character and to locally important views and settings. Most of these effects are uncertain pending further consideration on design and layout. The rural character of woodland and watercourses of the location South of Bishopstoke was identified as being very vulnerable to urbanisation and a significant negative effect is identified, though again it is uncertain in scale until further consideration of design and layout.

### *SA13: Cultural heritage*

- 6.61 Potential minor negative effects are noted for half of the strategic locations which comprise Option A. The locations contain or are adjacent to Grade II listed buildings, locally listed buildings, archaeological locations or a conservation area. The Lakesmere House School and Fair Oak Park and Historic Park and Garden are partially within Strategic Locations Fair Oak 7 and Fair Oak 5 respectively. Further information would be required with regard to the sensitivity of design and landscaping.

## **Summary**

### *Potentially significant positive sustainability effects of this option:*

- Accessibility to existing community facilities, plus provision of new community facilities, particularly sports provision, new primary schools and open space, is likely to result in significant positive effects with regard to **SA2: Community health** and also **SA4: Road traffic / congestion**.
- Strategic locations Fair Oak 6 and Bishopstoke 2 are close to frequent bus routes and Strategic Location Hamble 1 is close to the major employment centres at Hamble. These are likely to result in significant positive effects with regard to **SA3: Economy** and **SA4: Road traffic / congestion**.

### *Potentially significant negative sustainability effects of this option:*

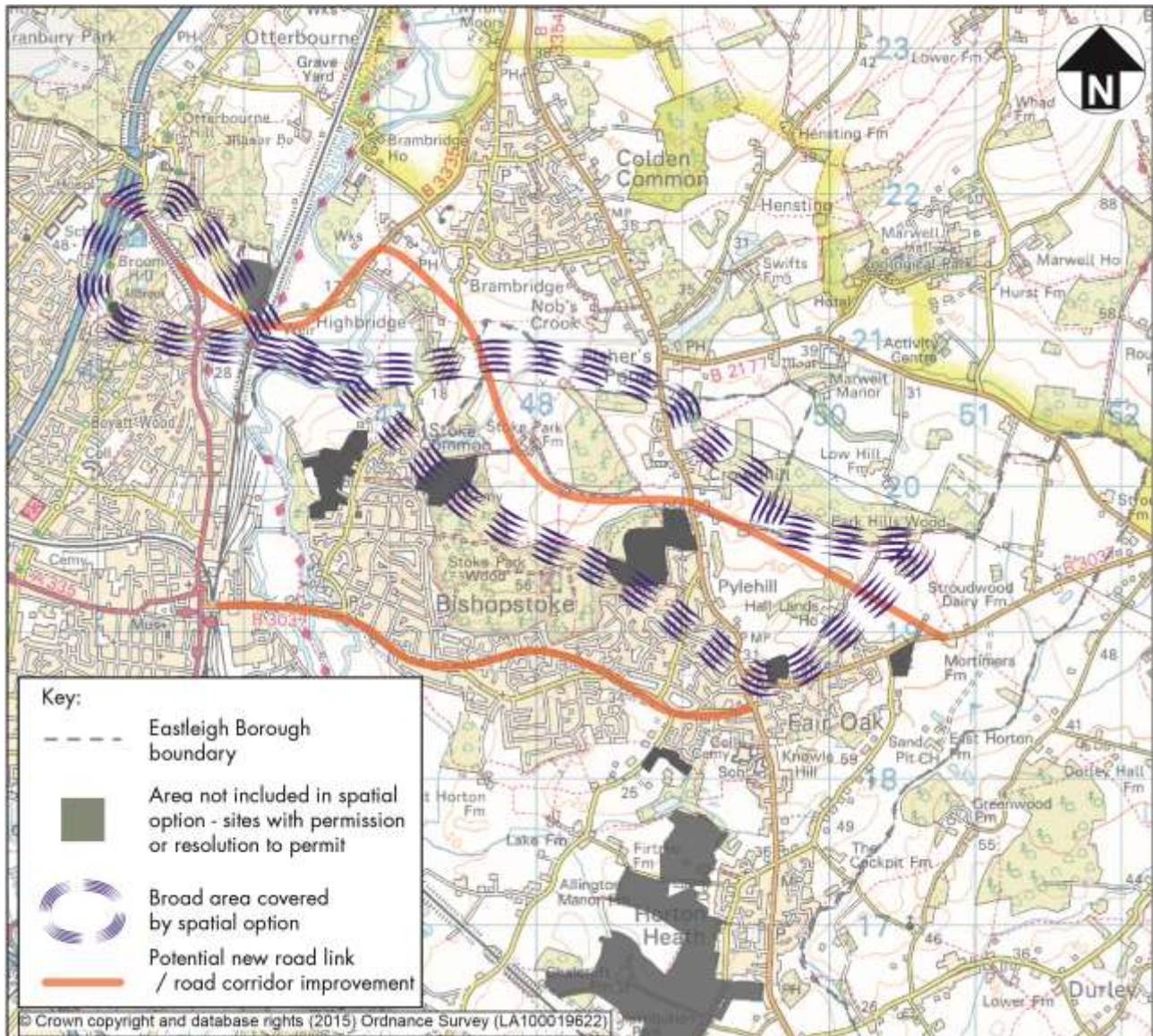
- The cumulative effect of development at these locations is likely to result in significant negative effects with regard to **SA4: Road traffic / congestion**, **SA6: Pollution** and **SA10: Biodiversity and geodiversity**. Development at these locations is likely to increase traffic which may increase congestion and impact air quality on local roads, the AQMAs in the borough, and the nature conservation interest of the River Itchen SAC. The proposed Botley Bypass is delivered under this option, but congestion is likely to be increased as a result of development at other locations.
- Potential significant negative effects are identified with regard **SA5: Natural resources** in relation to possible loss of higher quality (Grade 1) agricultural land at Strategic Locations Botley 1, Botley 2 and Hamble 1. However the effects are currently uncertain

and subject to obtaining further information on potential layout of development at this Strategic Location.

- Areas within these Strategic Locations are noted for being at risk of surface water flooding and therefore a significant negative effect could occur in relation to **SA7: Climate change adaptation**. The effects are currently uncertain prior to consideration of the layout of development and possible design and mitigation options required
- The majority of these Strategic Locations are within the scope of the Habitats Regulations Assessment Screening Criteria and therefore significant negative effects could occur with regard to **SA10: Biodiversity and geodiversity**. The effects are currently uncertain prior to consideration of potential layout of development and mitigation options.

## SA of Strategic Spatial Option B: Expansion of Bishopstoke and Fair Oak to the north/north east with related development in Allbrook Village

*Option B –Expansion of Fair Oak and Bishopstoke to the north/north-east with related development in Allbrook village*



This option could involve delivery of approximately 3,700 dwellings and nearly 30,000m<sup>2</sup> of employment floorspace.

The constituent Strategic Location of this option, for which SA scores are presented in the table below, propose significant residential development at Allbrook and to the north and north-east of Bishopstoke and Fair Oak villages with associated facilities including a local centre, new open space, primary school, and potentially a new secondary school.

In addition to the proposals of the constituent Strategic Locations, this option also proposes new road links running from north of Fair Oak, through to Allbrook to junction 12 of the M3 to address transport congestion issues in this area.

**Table 6.4 SA scores for constituent Strategic Locations**

	Allbrook 1 – Land at Allbrook	Bishopstoke 1 – North of Stoke Park Woods	Fair Oak 1 – North and east of Fair Oak							
<b>SA1: Housing provision</b>										
1.1	+	+	+							
1.2	+	+	+							
<b>SA2: Community health</b>										
2.1	+	++	++							
2.2	- -	+	+							
2.3	+	+	+							
2.4	++	++	++							
2.5	+	+	0							
<b>SA3: Economy</b>										
3.1(a)	-	-	-							
3.1(b)	-	-	-							
3.1 (c)	++	+	++							
3.1 (d)	-	-	-							
3.1 (e)	-	-	-							
3.2	+	+	+							
3.3	0	0	0							
3.4	0	+	+							
<b>SA4: Road traffic / congestion</b>										
4.1	-	-	-							
4.2	-	-	-							
4.3	++	+	++							
4.4	-	-	-							
4.5(a)	-	-	-							
4.5(b)	++	-	-							
4.6	- -	+	+							
4.7	-	++?	++							
4.8	+	++?	++?							
4.9	+	0	++?							
4.10	+	+	0							
4.11	- -	- -	-							
<b>SA5: Natural resources</b>										
5.1	-?	-?	-?							

	Allbrook 1 – Land at Allbrook	Bishopstoke 1 – North of Stoke Park Woods	Fair Oak 1 – North and east of Fair Oak							
5.2	-	0	0							
5.3	-	-	-							
5.4	+?	+?	+?							
<b>SA6: Pollution</b>										
6.1	- -?	0	-?							
6.2	0	-?	-?							
<b>SA7: Climate change adaptation</b>										
7.1	+	-?	-?							
7.2	- -?	- -?	- -?							
7.3	0	0	0							
<b>SA8: Climate change mitigation</b>										
<b>SA9: Waste</b>										
<b>SA10: Biodiversity and geodiversity</b>										
10.1	- -?	- -?	- -?							
10.2	- -?	0	0							
10.3	0	0	0							
10.4	-?	-?	- -?							
10.5	-?	- -?	-?							
10.6	-?	-?	-?							
10.7	-?	-?	-?							
10.8	-?	-?	- -?							
<b>SA11: Green infrastructure</b>										
11.1	-?	0	-?							
11.2	+	+	0							
11.3	+	-?	-?							
<b>SA12: Landscape and townscape</b>										
12.1	- -	-	-							
12.2	0	0	0							
12.3	- -?	- -?	- -?							
12.4	-?	- -?	-?							
<b>SA13: Cultural heritage</b>										
13.1	-?	-?	-?							



- 6.62 The table provides a summary of the potential sustainability effects of the separate Strategic Location proposals that have been brought together to formulate Strategic Spatial Option B. The following paragraphs discuss key issues which relate to the principle of development in these Strategic Locations, as well as highlighting the likely cumulative effects of bringing forward these Strategic Locations together.

#### *SA1: Housing provision*

- 6.63 The Strategic Locations that comprise Option B are likely to have generally minor positive effects in relation to the delivery of affordable and other specialist housing. This is because at this stage no barriers to the delivery of the typical proportion of affordable housing (35%) or for other specialist housing have been identified. The proportions of these housing types achievable will remain uncertain until further work is undertaken by site promoters.

#### *SA2: Community health*

- 6.64 These Strategic Locations have probable generally minor positive or significant positive effects in relation to the facilities to support community health. This is particularly noted in the following areas:
- For provision of community facilities such as community halls and libraries the Strategic Locations were identified as generally having likely positive effects. A new local centre is proposed by site promoters for the location North of Stoke Park Woods and therefore potential significant positive effects are likely for development at this location and at North and East of Fair Oak nearby. Development at Allbrook would not be well related to these new facilities and is unlikely to benefit from new community facilities provision elsewhere as part of this Strategic Spatial Option. Consideration should be given to options for community facilities provision at this location.
  - New open space is proposed by site promoters as part of development at each Strategic Location. Therefore a potential significant positive effect is noted.
  - Each Strategic Location has the opportunity to connect to the footpath network. The Land at Allbrook and the North of Stoke Park Woods Strategic Locations also have the opportunity to connect to bridleways which have a multifunctional use. Overall, a minor positive effect is likely. A cumulative impact could arise from the proposed east-west road link which could result in fragmentation of the public rights of way network across these locations and subsequently result in negative effects with regard to countryside access.
- 6.65 An exception to this is Strategic Location Allbrook 1 (Land at Allbrook) which is noted as having a potential significant negative effect with regard to health service provision. This location is more than 1,000m from the nearest existing GP surgery and site promoters have not indicated if new provision would be included as part of development. Strategic Locations Bishopstoke 1 (North of Stoke Park Woods) and Fair Oak 1 (North and east of Fair Oak) have scored a likely minor positive effect with regard to health facilities provision. However, it is noted that a very small part of these locations is within 800m of Stokewood Surgery and thus a significant majority of development at these locations would be beyond ranges considered to result in positive effects. It is also noted that there are known capacity issues at Stokewood Surgery. Development at these locations could cumulatively result in significant negative effects with regard to access to healthcare provision. However, this is currently uncertain and work will need to be undertaken, in conjunction with health care providers, to determine the health care needs arising from these potential developments and to identify how these needs might best be met e.g. by development of new facilities or contributions to existing facilities.
- 6.66 All three Strategic Locations are noted for their potential to accommodate provision of sports pitches and sporting facilities which could result in a minor positive effect for individual locations and potentially a significant positive effect cumulatively. However, the site promoters of these locations have not indicated if such provision will be incorporated. Whilst failure to make new provision would only have a minor negative effect for individual locations, collectively this could result in a significant negative impact due to lack of provision in the area and place strain on existing sporting pitches and facilities.

### SA3: Economy

- 6.67 The Strategic Locations comprising Spatial Option B are likely to have a mixture of positive and negative effects. The accessibility to employment or sustainable travel options shows generally minor negative effects with the exception being for proximity to frequent bus routes which are identified as being a potential minor positive or significant positive effect. However, it is noted that, based on the current bus routes, only small parts of these Strategic Locations are within close proximity to these frequent routes. Likely minor positive effects are also identified for all three Strategic Locations due to the proposed provision of small scale employment as indicated by site promoters. The effect on existing local centres is uncertain. Cumulatively, this Spatial Option could support commercial activity in Eastleigh town centre by increasing the resident population within its catchment area.

### SA4: Road traffic / congestion

- 6.68 The Strategic Locations comprising this option are identified as likely to have a mixture of positive and negative effects. The accessibility to sustainable travel options and employment centres shows generally minor negative effects with the exception being for proximity to existing frequent bus routes which are identified for either a potential minor positive or significant positive effect. However, only small parts of these Strategic Locations are within close proximity to these bus routes.
- 6.69 Probable significant positive effects are identified for the Strategic Locations North of Stoke Park Woods and North and East of Fair Oak for their access to shopping facilities/local centres and schools. This is primarily due to the proposed provision of a new local centre, new primary schools and a new secondary school by the site promoters as part of development of these Strategic Locations.
- 6.70 Geographical barriers from the Strategic Locations to facilities and other destinations, in particular by sustainable transport methods, are noted resulting in likely significant negative effects for Strategic Locations at Allbrook and North of Stoke Park Woods and minor negative effects for North and East of Fair Oak. It is noted that the Strategic Location North of Stoke Park Woods is, in particular, quite separate to the existing development (in this case Bishopstoke Village), separate by Stoke Park Woods. The proposed east-west road link could also act as a significant barrier to sustainable transport methods such as walking and cycling by causing fragmentation to the existing public rights of way network.
- 6.71 A high level assessment of the potential transport implications of this option has been carried out through the Transport Background Paper which is part of the evidence base of the emerging Eastleigh Borough Local Plan<sup>19</sup>. As set out in the assessment of this option in the Transport Background Paper, the TRICS trip generation database suggests that the development quantum of development as set out in this option could result in an additional 2,300 vehicle movements in the AM peak (0800-0900) and 2,500 vehicle movements in the PM peak (1700-1800). A number of issues are likely to occur due to the quantum of development proposed, spread of development across this area, the lack of public transport options in this area and the lack of connectivity and the long distance of travel for pedestrians and cyclists to the main amenity and employment area of Eastleigh town centre. Whilst smaller localised residential roads will obviously be affected to some degree by adjacent development it is anticipated that the main issues for development in surrounding highway network close to this location could be:
- the capacity of the existing road network to accommodate the additional traffic on Bishopstoke Road corridor from Fair Oak to Eastleigh town centre; northwards through Twyford village towards Winchester (in particular the 'Fishers Pond' junction); southwards through Horton Heath towards Hedge End; along Allbrook Hill, which is already congested due to its restrictive width and mix of uses (parking);
  - additional traffic heading south via Allington Lane towards the congested A27 and onwards into the direction of the M27 (junctions 5 and 7) Southampton and Eastleigh, as an alternative to a northbound trip through the Bishopstoke Road corridor;

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<sup>19</sup> T1 Transport Background Paper, Eastleigh Borough Council, December 2015 [www.eastleigh.gov.uk/lp36](http://www.eastleigh.gov.uk/lp36)

- additional traffic heading south via Knowle Lane towards Horton Heath, West End and Hedge End to junction 7 of the M27, as an alternative to a northbound trip through Bishopstoke Road corridor;
  - additional traffic along Winchester Road heading north to Winchester and south towards Horton Heath, West End and Hedge End to junction 7 of the M27;
  - the impact of increased traffic on routes which are in close proximity to sensitive nature conservation areas, and in particular congestion on Bishopstoke Road where it crosses the River Itchen; and
  - the potential impact upon the Eastleigh AQMA.
- 6.72 The impacts are likely to be severe unless suitable new transport infrastructure is provided, including the provision of good access to public transport, increased provision of cycle routes and potentially new road links to the north of Bishopstoke as an east-west link between Allbrook and Fair Oak to provide alternative routes to those already existing. Proposals for mitigating the impacts through the provision of new transport links, such as the east-west road link north of Bishopstoke, are being assessed through the Eastleigh Strategic Transport Study.

#### *SA5: Natural resources*

- 6.73 Each of the three Strategic Locations which comprise this Strategic Spatial Option includes land identified as Minerals Consultation Areas due to likely construction sand or river terrace deposits. Land at the north western edge of Strategic Location Bishopstoke 1 is also identified as part of a Minerals Safeguarding area for its potential sharp sand and gravel resource. A minor negative effect could occur through the sterilisation of these resources by development without prior extraction. There could be scope for some degree of prior extraction of these minerals and exploratory work would likely be required in order to investigate the mineral resource and the potential for its extraction.
- 6.74 The majority of land which comprises this Spatial Option is located on Grade 4 (poor) agricultural land. The south, east and north east of Strategic Location Allbrook 1 consists of land identified as Grade 3 (Good to Moderate) agricultural land. A minor negative effect could occur from development of Land at Allbrook; however this is uncertain prior to obtaining further information on design/layout. For the Spatial Option as a whole, a negligible effect is likely.
- 6.75 Each Strategic Location has scope to provide allotments or possibly a community farm. Suitable provision in each of these Strategic Locations could result in a significant positive effect. Site promoters have not yet indicated if any provision of allotments or a community farm would form part of development at these locations. Whilst failure to make new provision would only have a minor negative effect for individual locations, collectively this could result in a significant negative impact due to lack of provision across the borough and place strain on existing facilities (see Appendix 6 of the PPG17 study20)

#### *SA6: Pollution*

- 6.76 The Strategic Locations which comprise Option B have generally been identified as having potentially minor negative effects, however this is currently uncertain and further information is required. The exception to this is with regard to Land at Allbrook where a potentially significant negative effect has been identified due to noise pollution from existing uses. Minor negative effects have been generally noted with regard to pollution arising from development as part of this Option. Due to the scale of development proposed for this Option as a whole, a cumulative significant negative effect is likely, particularly due to pollution from increased traffic arising from development at these locations which could collectively impact local air quality, the Eastleigh Air Quality Management Area and the nature conservation interest of the River Itchen Special Area of Conservation. A new east-west road link is proposed as part of this Strategic Spatial Option which may reduce traffic

<sup>20</sup> Planning for Open Space, Sport and Recreation (Former PPG 17) Study, Eastleigh Borough Council, Updated October 2014  
<https://www.eastleigh.gov.uk/lp36>



and associated pollution along Bishopstoke Road, but may increase air pollution in new areas. A cumulative significant negative effect could occur and further transport and air quality work is required to investigate this.

#### *SA7: Climate change adaptation*

- 6.77 A mixture of minor positive and minor negative effects, with regard to green infrastructure provision, is likely for the three Strategic Locations comprising this option, although these minor negative effects are currently uncertain. All three locations comprise greenfield land, which include some green infrastructure assets, particularly north of Stoke Park Woods and north and east of Fair Oak which are bisected by footpaths and multifunctional bridleways. Proposed development, including the proposed east-west road link, could result in fragmentation of the existing GI assets. Further information is required about the route of the proposed new east-west road link and about how the design and layout of these locations could incorporate green infrastructure improvements, including providing climate change mitigation.
- 6.78 There are some areas of land within each of the three Strategic Locations which are identified as being at risk of flooding. Some of this land includes areas in Flood Zone 3 (high probability of flooding or functional floodplain) or at 'intermediate' risk of surface water flooding; therefore, potentially significant negative effects could occur. It is noted however, that these areas which are at risk of flooding, especially at the highest risk of flooding, are small areas which generally do not cover large tracts of land at these locations. Consideration of design and layout would be required to ensure negative effects do not occur.

#### *SA10: Biodiversity and geodiversity*

- 6.79 The Strategic Locations, which comprise Option B, have generally minor negative effects, although this is noted as being uncertain prior to obtaining further information on design and layout of potential development at this location. A potential for significant negative effects was noted for the following:
- European sites: All three Strategic Locations are within the scope of the Habitats Regulations Assessment Screening Criteria<sup>21</sup> and will require further work to determine if a likely significant effect could occur. An initial The HRA of the Strategic Spatial Options notes the following with regard to Option B:
  - The locations which comprise Option B are over 6km from the Solent European sites at their closest.
  - There are small watercourses traversing these locations, which are likely to drain into River Itchen SAC thus presenting a water quality pathway to the Solent European sites, albeit a long way downstream.
  - A suitable buffer will need to be incorporated either side of any watercourse, in addition to swales features to ensure no net increase in greenfield runoff and measures to protect the water quality of those streams. Flows within these tributaries will also require protection to ensure no change in water supply to the River Itchen (and thus the Solent Maritime SAC downstream).
  - A new link road from Fair Oak to Junction 12 of the M3 would require a new crossing of the River Itchen. It will be necessary to undertake detailed transport modelling calculations to assess the potential air quality impact of this option. It will also be necessary that there is no loss of riparian habitat, that the River Itchen remains passable for otter and that any construction works adjacent to the River Itchen do not result in aquatic pollution or (via piling) any adverse noise impacts on migratory fish such as Atlantic salmon. Any crossing should be targeted at where the SAC is narrowest (i.e. most constrained to the River Itchen itself rather than associated floodplain). This will minimise the need for construction works within the SAC and in particular avoid any land take from the SAC. Any proposal which involved land take from the SAC would almost certainly result in an adverse effect on the integrity of that site and would therefore need

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<sup>21</sup> HRA Screening Criteria: Sites which fall within 200m of an SAC/SPA/Ramsar or within 25m of a watercourse which ultimately drains into the River Itchen or River Hamble will require an HRA Screening Assessment to be undertaken by the Council.

to be able to demonstrate that there were a) No Alternatives and b) Imperative Reasons of Over-Riding Interest as to why such a project should nonetheless proceed (as well as compensation to preserve the overall Natura 2000 network). It could prove very challenging to meet those tests.

- Sites of Importance for Nature Conservation (SINC) and ancient woodland: Several SINCs are within or adjacent to the Strategic Locations that comprise Option B. These SINCs have generally been designated for the ancient woodland. To avoid negative effects, woodland and water environments should be retained on site and buffered, with links between these environments being maintained. There are opportunities to alleviate this impact by restoring the ancient hedgerow network, linking to the larger woodland network within the surrounding countryside, and through contributions to fund management of these woodlands. Significant negative effects could occur for individual locations and collectively. A new road link is proposed as part of this option which would connect Stroudwood Lane, Fair Oak through to junction 13 of the M3 in Allbrook, and this road link could add to the severing of SINC and ancient woodland habitat. Further information would be required about design and layout of potential development at these locations.

6.80 A minor negative effect, albeit uncertain with the current information available, is noted for each location with regard to effects on protected species. The protected species likely present in locations which comprise this option include: otters, water voles, dormice, great crested newts, Beckstein's bats, woodland and wetland birds, badger, reptiles. Development at these locations, plus the proposed east-west road link, could collectively result in significant negative effects due to the potential severance of dispersal corridors used by protected species; this is particularly noted for the following:

- Otters: Due to the proximity of these locations to the River Itchen and the connections to the SAC via the waterways, otters may use these locations. Retaining connecting waterways and hedgerows and buffering waterways could reduce negative effects.
- Great crested newts: It is possible that great crested newts could be present in these locations. The Council is commissioning a strategic survey to identify where great crested newts are present and the size of breeding populations; aquatic and terrestrial habitat that has potential to be colonised. Where habitats and routes are identified, sensitive design and layout of development to preserve these links can minimise negative effects.
- Beckstein's bats: It is likely that Beckstein's bats utilise Stoke Park Woods. A strategic survey is likely to be required to identify where these populations are located in key woodlands in the borough.

#### *SA11: Green infrastructure*

6.81 A mix of both potential minor positive effects and potential minor negative effects has been identified with regard to green infrastructure provision. A number of TPO trees are present at Strategic Locations in Allbrook and North and east of Fair Oak. However these occupy a small portion of these locations so it is likely that design and layout of development could accommodate them. Minor positives are noted for connections to public rights of way for Allbrook and North of Stoke Park Woods (see above). With regard to additional green infrastructure provision, possible minor positive effects were noted for Allbrook and minor negative effects were noted for North of Stoke Park Woods and North and east of Fair Oak however these are uncertain prior to obtaining further information on the impacts of the proposed east-west road link which could result in fragmentation of the GI network across these locations, and how GI provision would be incorporated into the design and layout of development at these locations (see above).

#### *SA12: Landscape and townscape*

6.82 The Strategic Options which comprise Option B are generally likely to have significant negative effects, particularly arising from impacts on the character of the landscape in these areas. These locations have a strong rural character with generally a clear physical separation from nearby settlements. Development is likely to result in significant urbanisation of these locations individually and collectively in the wider area. Development north and east of Fair Oak would represent a significant growth of Fair Oak, both in terms of

land take and population size which would significantly change the existing character of the village. The proposed east-west connecting road north of Bishopstoke and Fair Oak, which is part of this wider Strategic Spatial Option, is likely to have a significant effect on the landscape and visual character of the area, enclosing wooded countryside on the northern side.

- 6.83 The Strategic Location at Allbrook is likely to result in significant negative effects due to potential coalescence between the settlements of Boyatt Wood and Allbrook/Otterbourne Hill. The Strategic Location north of Stoke Park Woods is not well related to the Bishopstoke settlement due to the intervening barrier of Stoke Park Woods and topography and this Strategic Location is also poorly related to Fair Oak for similar reasons. This location is also recognised for negative effects which are likely to occur as a result of the introduction of development into an elevated landscape. This is therefore likely to result in a marked physical and visual erosion of the countryside between Bishopstoke and Colden Common. Collectively, development north of Stoke Park Woods and north and east of Fair Oak would further intensify sporadic development, particularly between Fair Oak and Crowdhill. It would contribute to the erosion of the physical and visual gap between Fair Oak and Crowdhill, and Fishers Pond and Colden Common. Therefore, there is likely to be significant negative effects with regard to separation of settlements and locally important views.

#### *SA13: Cultural heritage*

- 6.84 Potential minor negative effects are noted for each of the Strategic Locations which comprise Option B. The locations contain or are adjacent to two Grade II listed buildings, two locally listed buildings, and four archaeological locations. Retaining the setting of listed buildings such as the buildings of Crowdhill Farmhouse and the wooded setting of Lincolns Farmhouse would minimise negative effects. Part of the north of Stoke Park Woods Strategic Location is within the Stoke Woods Deer Park Historic Park and Garden. Further information would be required with regard to the sensitivity of design and landscaping.

### **Summary**

#### *Potentially significant positive sustainability effects of this option:*

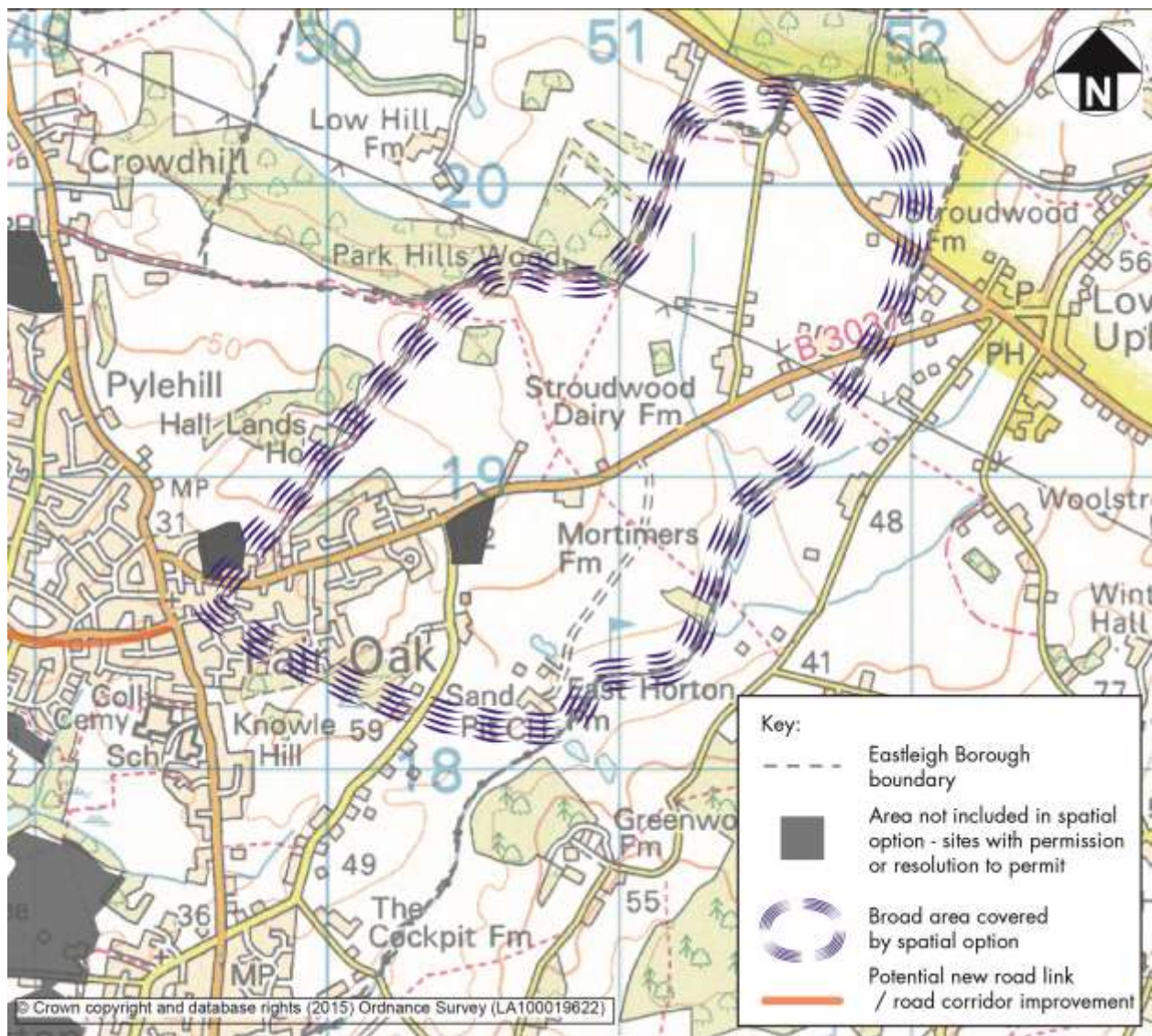
- Provision of significant new community facilities, including new primary schools, a secondary school, a new local centre and new open space as part of this option, is likely to result in significant positive effects with regard to **SA2: Community health** and also **SA4: Road traffic / congestion** through provision of locally accessible facilities and services.

#### *Potentially significant negative sustainability effects of this option:*

- The cumulative effect of development at these locations is likely to result in significant negative effects with regard to **SA4: Road traffic / congestion**, **SA6: Pollution** and **SA10: Biodiversity and geodiversity**. Development at these locations is likely to increase traffic which may increase congestion and impact air quality on local roads, the Eastleigh AQMA and the nature conservation interest of the River Itchen SAC. A new east-west road link is proposed, but the effects of this are currently uncertain.
- Potential fragmentation of ancient woodland and dispersal routes of protected species has also been identified which could result in significant negative effects with regard to **SA10: Biodiversity and geodiversity**.
- Sports pitches and facilities, and allotments have not been put forward as part of this Option and could therefore result in significant negative effects relating to these specific areas within the objectives **SA2: Community health** and **SA5: Natural Resources**. However, there is likely to be scope for this Option to contribute to sports pitches and allotments provision and consideration will need to be given to the needs arising from development, and how this can best be met.
- Development at these locations is likely to result in significant negative effects with regard to **SA12: Landscape and townscape** particularly in relation to impact on the character of these areas. The cumulative effect of development north of Bishopstoke and north and east of Fair Oak are likely to reduce the physical and visual gap between settlements and negatively impact locally important views.

## SA of Strategic Spatial Option C: Expansion of Fair Oak to the east and north

### Option C – Expansion of Fair Oak to the east and north



This option could involve delivery of approximately 2, 500 dwellings. This option maximises the potential for the delivery and use of the north of Bishopstoke link road and Allbrook bypass outlined in option B.

The constituent Strategic Locations of this option, for which sustainability appraisal scores are presented in the table below, propose significant residential development east of Fair Oak, north of Mortimers Lane and south of Mortimers Lane.



**Table 6.5 SA scores for constituent Strategic Locations**

	Fair Oak 2 – North east of Fair Oak – North of Mortimers Lane	Fair Oak 3 – north east of Fair Oak – South of Mortimers Lane								
<b>SA1: Housing provision</b>										
1.1	+	+								
1.2	+	+								
<b>SA2: Community health</b>										
2.1	-	-								
2.2	- -	- -								
2.3	+	+?/-								
2.4	++	++								
2.5	0	0								
<b>SA3: Economy</b>										
3.1(a)	-	-								
3.1(b)	-	-								
3.1 (c)	+	-								
3.1 (d)	-	-								
3.1 (e)	-	-								
3.2	0	0								
3.3	-	-								
3.4	0	0								
<b>SA4: Road traffic / congestion</b>										
4.1	-	-								
4.2	-	-								
4.3	+	-								
4.4	-	-								
4.5(a)	-	-								
4.5(b)	0	0								
4.6	- -	- -								
4.7	+	-								
4.8	++?	-								
4.9	0	-								
4.10	0	0								
4.11	-	-								
<b>SA5: Natural resources</b>										
5.1	-?	-?								

	Fair Oak 2 – North east of Fair Oak – North of Mortimers Lane	Fair Oak 3 – north east of Fair Oak – South of Mortimers Lane								
5.2	-	0								
5.3	-	-								
5.4	+?	+?								
<b>SA6: Pollution</b>										
6.1	-?	-?								
6.2	-?	-?								
<b>SA7: Climate change adaptation</b>										
7.1	-?	-?								
7.2	--?	--?								
7.3	0	0								
<b>SA8: Climate change mitigation</b>										
<b>SA9: Waste</b>										
<b>SA10: Biodiversity and geodiversity</b>										
10.1	--?	--?								
10.2	0	0								
10.3	0	0								
10.4	-?	-?								
10.5	-?	-?								
10.6	-?	-?								
10.7	-?	-?								
10.8	-?	-?								
<b>SA11: Green infrastructure</b>										
11.1	-?	0								
11.2	0	0								
11.3	-?	-?								
<b>SA12: Landscape and townscape</b>										
12.1	-	-								
12.2	-?	-?								
12.3	--?	--?								
12.4	- ?	-?								
<b>SA13: Cultural heritage</b>										
13.1	-?	-?								

- 6.85 The table above provides a summary of the potential sustainability effects of the separate Strategic Location proposals that have been brought together to formulate Strategic Spatial Option C. The following paragraphs discuss key issues which relate to the principle of development in these Strategic Locations, as well as highlighting the likely cumulative effects of bringing forward these Strategic Locations together.

#### *SA1: Housing provision*

- 6.86 The Strategic Locations that comprise Option C are likely to have generally minor positive effects in relation to the delivery of affordable and other specialist housing. This is because at this stage no barriers to the delivery of the typical proportion of affordable housing (35%) or for other specialist housing have been identified. The proportions of these housing types achievable will remain uncertain until further work is undertaken by site promoters.

#### *SA2: Community health*

- 6.87 The Strategic Locations which comprise this Option are noted as having a mix of potentially positive and negative effects with regard to facilities to support community health:
- These Strategic Locations are not well related to the existing settlement of Fair Oak village and therefore negative effects are noted for proximity to existing community facilities; minor negative effects for access to existing community meeting places such as libraries and community halls, and significant negative effects with regard to proximity to GP healthcare provision. It is noted that site promoters have put forward these locations for development in combination with the locations set out in Strategic Spatial Option B. New facilities, including a new local centre are proposed as part of Option B, and it is possible that these could also serve the locations in Option C. Work will need to be undertaken, in conjunction with health care providers, to determine the health care needs arising from these potential developments and to identify how these needs might best be met e.g. by development of new facilities or contributions to existing facilities.
  - Both locations could be suitable for provision of sports pitches and facilities which could result in a minor positive effect for individual locations and potentially a significant positive effect cumulatively. However, the site promoters of these locations have not indicated if such provision will be incorporated. Whilst failure to make new provision would only have a minor negative effect for individual locations, collectively this could result in a significant negative impact due to lack of provision in the area and strain on existing sporting pitches and facilities. It is noted that development South of Mortimers Lane would result in the loss of East Horton Golf Course. Whilst not generally assessed as part of the Council's Open Space, Sport and Recreation study, it is recognised that golf courses are a sporting facility asset and significant negative effects could also occur through the loss of this facility. The full implications of this would need to be investigated further if this option were to be progressed.
  - The site promoters have indicated that new open space would be provided as part of development in these locations and thus a significant positive effect is likely.

#### *SA3: Economy*

- 6.88 The Strategic Locations comprising Strategic Spatial Option B are likely to have generally minor negative effects. Both locations are not well related to existing settlements and are generally some distance from existing employment and sustainable travel options. Employment has not been proposed as part of development at these locations by their site promoters. The proximity to the nearest local and town centres is such that development at these locations would offer only limited support to existing commercial/shopping facilities. Development at these locations has limited support for meeting this sustainability objective. Consideration will need to be given to provision of shopping facilities and accessible public transport to key centres of employment.

#### *SA4: Road traffic / congestion*

- 6.89 The Strategic Locations comprising this option are identified as likely to have generally minor negative effects. This is primarily due to the poor relationship of these locations to existing facilities and services. The limited accessibility to sustainable travel options, employment centres shows and shopping facilities indicate generally minor negative effects. Lack of

proximity to GP healthcare facilities indicates significant negative effects. Site promoters have proposed provision of relatively few new facilities and services for the scale of development proposed and in light of the limited accessibility of the existing facilities. This could result in new development being car reliant and increasing traffic and congestion in the area. However, it is noted that site promoters have indicated that a new primary school could be provided with development at the North of Mortimers Lane location, with the potential for a significant positive effect. In addition, site promoters have put forward these locations in combination with the locations set out in Strategic Spatial Option B where significant new facilities including a new secondary school and local centre are proposed. It is possible that the new facilities of Option B could serve development in Option C. Further consideration would need to be given to the needs for services and facilities arising from development at this location, and options for how these needs could best be met.

- 6.90 Geographical barriers from the strategic locations to facilities and other destination, in particular by sustainable transport methods and Fair Oak village, are noted resulting in likely minor negative effects. While footpaths are noted, these are part of a fragmented network and are poorly lit and/or surfaced. The locations are also some distance from cycle routes identified as part of the Eastleigh Cycle Network. Opportunities to improve connections could go some way to reduce the likely negative effects identified.
- 6.91 A high level assessment of the potential transport implications of this option has been carried out through the Transport Background Paper which is part of the evidence base of the emerging Eastleigh Borough Local Plan<sup>22</sup>. As set out in the assessment of this option in the Transport Background Paper, development of this option this could result in an additional 1,250 vehicle movements in the AM peak and 1,400 vehicle movements in the PM peak. A number of issues are likely to occur due to the quantum of development proposed, spread of development across this area, the lack of public transport options in this area, and the lack of connectivity and the long distance of travel for pedestrians and cyclists to the main amenity and employment area of Eastleigh town centre. Whilst smaller localised residential roads will obviously be affected to some degree by adjacent development, it is anticipated that the key transport issues for development in the surrounding highway network close to this location could be:
- The capacity of the existing road network to accommodate the additional traffic on the Bishopstoke Road corridor from Fair Oak to Eastleigh town centre; northwards through Twyford village towards Winchester (in particular the 'Fishers Pond' junction); southwards through Horton Heath towards Hedge End;
  - additional traffic heading south via Knowle Lane towards Horton Heath, West End and Hedge End to junction 7 of the M27 as an alternative to a northbound trip through Bishopstoke Road corridor;
  - additional traffic along Winchester Road heading north to Winchester and south towards Horton Heath, West End and Hedge End to junction 7 of the M27;
  - the impact of increased traffic on routes which are in close proximity to sensitive nature conservation areas, and in particular congestion on Bishopstoke Road where it crosses the River Itchen; and
  - the potential impact upon the Eastleigh AQMA.
- 6.92 Given the quantum of additional vehicle trips generated, impacts are likely to be severe unless suitable new transport infrastructure for all modes of travel is provided. This may be through links into existing routes provided as part of development in regard to pedestrians and cyclists; financial contribution to bus services; or additional highway infrastructure likely to be through junction upgrades and potentially new highway links to the north of Bishopstoke. These would need to be provided early on in development.
- 6.93 As noted above, site promoters have put forward these locations for development in combination with the locations set out in Strategic Spatial Option B. As part of the wider

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<sup>22</sup> T1 Transport Background Paper [link to the new evidence base webpage to be inserted]



grouping of locations (Option B plus Option C), a new east-west road link north of Bishopstoke is proposed which would connect Fair Oak to Allbrook and junction 12 of the M3. This new road link could provide an alternative route to the motorway junction and towards Eastleigh town centre rather than via Bishopstoke Road. The transport implications of this road link proposal are being assessed in the Eastleigh Strategic Transport Study.

#### *SA5: Natural resources*

- 6.94 The Strategic Locations which form Option C, generally indicate the potential for minor negative effects with regard to Natural Resources:
- In the western part of both locations there are areas identified for likely presence of construction sand mineral deposits. In addition, brick clay has been identified as being likely in the east of the Strategic Location North of Mortimers Lane. A minor negative effect could occur through the sterilisation of these resources by development without prior extraction. There could be scope for some degree of prior extraction of these minerals and exploratory work would likely be required in order to investigate the mineral resource and the potential for its extraction. The western edge of the Strategic Location South of Mortimers Lane is within the consultation area for an existing waste processing facility at Knowle Lane. The effects of development on the activity of this facility and vice versa will need to be considered.
  - The majority of land included within these Strategic Locations consists of Grade 4 (poor) agricultural land which would generally result in likely negligible effects. However a small area (approximately 1ha) of land to the north-east consists of Grade 3 (good to moderate) land.
- 6.95 The exception to this is with regard to provision of allotments/community farm. Both locations have the scope for provision of such facilities. Suitable provision in each of these Strategic Locations could cumulatively result in a significant positive effect. Site promoters have not yet indicated if any provision of allotments or a community farm would form part of development at these locations. Whilst failure to make new provision would only have a minor negative effect for individual locations, collectively this could result in a significant negative impact due to lack of provision in the area and place strain on existing facilities.

#### *SA6: Pollution*

- 6.96 The Strategic Locations which comprise Option C have generally been identified as having potentially minor negative effects with regard to pollution considerations, however this is currently uncertain and further information is required. These potential negative effects are due to impacts arising from the activities of the existing waste processing facility at Knowle Lane which could give rise to noise impacts at night and to air pollution/odour. There could also be potential impacts arising from pollution from increased traffic generated by development at these locations which could adversely affect local air quality, the Eastleigh Air Quality Management Area (AQMA) and the nature conservation interest of the River Itchen SAC. Further work would be required about the transport and associated air quality impacts arising from development at these locations.

#### *SA7: Climate change adaptation*

- 6.97 The Strategic Locations which comprise this option are likely to have generally negative effects with regard to climate change adaptation. The potential for minor negative effects is noted with regard to provision of additional green infrastructure. Although new open space is proposed as part of development by the site promoters, the locations already have GI benefits through their existing functions as greenfield land, footpaths including their settings and as land part of East Horton Golf Course. Further information is required on how the design and layout of these locations could incorporate green infrastructure improvements or mitigation.
- 6.98 There are some areas of land within each of the Strategic Locations which are identified as being at risk of flooding. Some of this land includes areas in Flood Zone 3 (high probability of flooding or functional floodplain) or at 'intermediate' risk of surface water flooding; therefore, potentially significant negative effects could occur. It is noted however, that these areas which are at risk of flooding, especially at the highest risk of flooding, are small areas

which generally do not cover large tracts of land at these locations. Consideration of design and layout would be required to ensure negative effects do not occur.

#### *SA10: Biodiversity and geodiversity*

- 6.99 The Strategic Locations, which comprise Option C, have generally minor potential negative effects with regard to biodiversity and geodiversity, although this is noted as being uncertain prior to obtaining further information on design and layout of potential development at these locations. The exception to this is with regard to potential impacts on European nature conservation designations. Both Strategic Locations are within the scope of the Habitats Regulations Assessment Screening Criteria<sup>23</sup> and will require further work to determine if a likely significant effect could occur. The HRA of the Strategic Spatial Options notes the following with regard to Option C:
- The land east of Fair Oak is over 6km from the Solent European sites although one parcel contains the River Hamble and associated tributaries including headwaters. There are small watercourses traversing these areas, which are likely to drain into River Itchen SAC thus presenting a water quality pathway to the Solent European sites, albeit a long way downstream. A suitable buffer will need to be incorporated either side of any watercourse, in addition to features to ensure no net increase in greenfield runoff and measures
  - These locations are approximately 3km from the River Itchen SAC. As noted above, there are small watercourses traversing these areas, which are likely to drain into the River Itchen SAC thus presenting a water quality pathway. Continuing to enable otter passage along these watercourses from the River Itchen SAC will be an important consideration. A suitable buffer will need to be incorporated either side of any watercourse, in addition to swales to ensure no net increase in greenfield runoff and measures to protect the water quality of those streams. Flows within these tributaries will also require protection to ensure no change in water supply to the River Itchen.
  - The potential new link road from Fair Oak to Junction 12 of the M3 would require a new crossing of the River Itchen. It will be necessary to undertake detailed transport modelling calculations to assess the potential air quality impact of this option. It will also be necessary that there is no loss of riparian habitat, that the River Itchen remains passable for otter and that any construction works adjacent to the River
  - Itchen do not result in aquatic pollution or (via piling) any adverse noise impacts on migratory fish such as Atlantic salmon.
- 6.100 Although likely minor negative effects have been noted for SINC, ancient woodland, protected species and the biodiversity network, cumulatively these could result in significant negative effects to biodiversity and geodiversity. There are three Sites of Interest for Nature Conservation (SINC) within this option that could be impacted by the development, both designated for their ancient woodland. At present these sites are connected by a relatively complete hedgerow network and there is a danger that these woodland blocks could become isolated from the wider network. Protected species are likely to be present at these locations and include otter, water vole, great crested newts and reptiles. Connectivity between SINC and movement corridors for protected species are particularly important and there is risk that development of this Option could sever these. Undesignated habitats at these locations are also important to protect and link valuable habitats, safeguard natural hydrological processes, and provide broad dispersal corridors for protected species and connections between woodlands within this location and the wider biodiversity network. To minimise negative effects connections between woodlands and movement corridors for species should be retained and buffered. Further information would be required about design and layout of potential development at these locations.

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<sup>23</sup> HRA Screening Criteria: Sites which fall within 200m of an SAC/SPA/Ramsar or within 25m of a watercourse which ultimately drains into the River Itchen or River Hamble will require an HRA Screening Assessment to be undertaken by the Council.

### *SA11: Green infrastructure*

- 6.101 The potential for minor negative effects has been identified with regard to green infrastructure provision. A number of TPO trees are present within the strategic location North of Mortimers Lane, however these occupy a small portion of the location and it is likely that design and layout of development could accommodate them. Potential minor negative effects are also noted with regard to provision of new green infrastructure due to the possible loss of the GI assets already present at these locations; however this is uncertain prior to obtaining further information on how GI provision would be incorporated into the design and layout of development at these locations (see above).

### *SA12: Landscape and townscape*

- 6.102 The Strategic Options which comprise Option C, when considered individually, are likely to have generally minor negative effects with regard to landscape and townscape. This primarily relates to the erosion of the countryside separating neighbouring settlements and possible harm to views from the South Downs National Park, although some of these effects are uncertain prior to obtaining further information on design and layout. The exception to this is in relation to the impact on the character of the landscape and townscape and impacts on local views for which significant negative effects have been identified, the latter particularly relating to the Strategic Location North of Mortimers Lane. Development at locations North of Mortimers Lane and South of Mortimers Lane, individually and collectively, would have significant negative effects on the character of the area. For North of Mortimers Lane this particularly relates to its historic rural character, and for South of Mortimers Lane, this particularly relates to the open character due to the golf courses. The location North of Mortimers Lane has a distinctive and historic field enclosure pattern and includes elevated land to the west which is a key part of the character of this location. In addition to the clear difference in character between the Fair Oak village area and these locations, the topography significantly drops from west to east and thus creates a physical barrier to the relationship of the Strategic Locations with Fair Oak village. Development at these locations would be, in effect, a new settlement.
- 6.103 Collectively, development at these locations could result in significant negative effects to the character of this historic and rural landscape. Furthermore, these two locations collectively would contribute to the physical and visual erosion of the countryside separating the settlements of Fair Oak and Lower Upham.

### *SA13: Cultural heritage*

- 6.104 Potential minor negative effects are noted for each of the strategic locations which comprise Option C. The strategic location North of Mortimers Lane includes Little Dower House, a locally listed building, as is Stroudwood Farmhouse and Mortimer's Farm (including house, barn and granary). It is also noted that both strategic locations include land which is within the Fair Oak Historic Park and Garden. Further information would be required with regard to the sensitivity of design and landscaping.

## **Summary**

### *Potentially significant positive sustainability effects of this option:*

- A new primary school is proposed which is likely to result in significant positive effects with regard to this specific element of **SA2: Community health** and **SA4: Road traffic / congestion** these locations could be suitable for further provision of community facilities. Promoters of land in this area have indicated that it would be developed in combination with land in Option B. This proposes significant new facilities which could help to serve development in this area too.

### *Potentially significant negative sustainability effects:*

- The cumulative effect of development at these locations is likely to result in significant negative effects with regard to **SA4: Road traffic / congestion**, **SA6: Pollution** and **SA10: Biodiversity and geodiversity**. Development at these locations is likely to increase traffic which may increase congestion and impact air quality on local roads, the Eastleigh AQMA and the nature conservation interest of the River Itchen SAC. Development in this area, in combination with Option B, could contribute to delivery of a

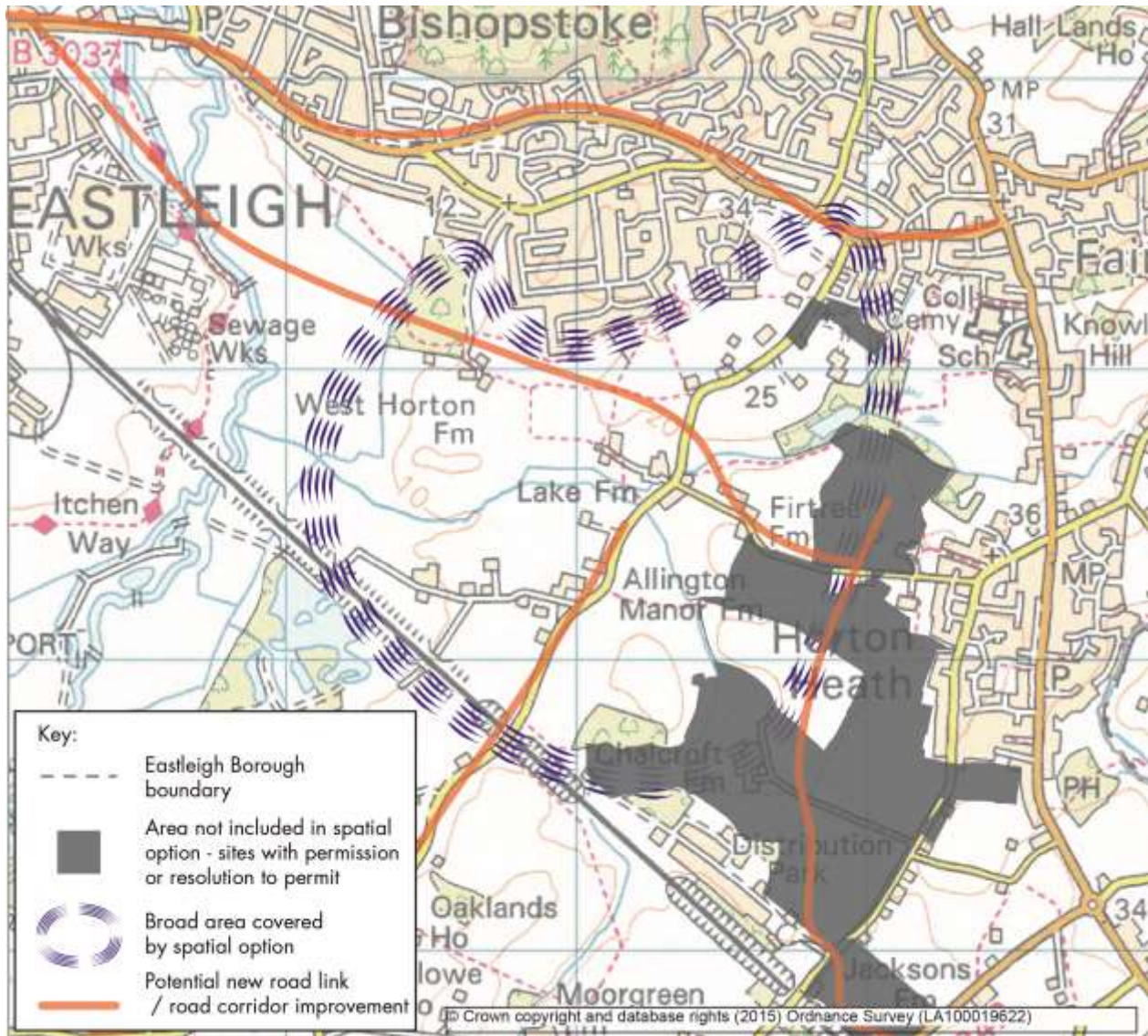
new road link which has the potential to reduce congestion on Bishopstoke Road by offering an alternative route to access the M3 and Eastleigh town centre, but the effects of this are currently uncertain.

- Potential fragmentation of ancient woodland and dispersal routes of protected species has also been identified which could result in significant negative effects with regard to **SA10: Biodiversity and geodiversity**.
- Sports pitches and facilities, and allotments have not been put forward as part of this Option and development of the Strategic Location South of Mortimers Lane is likely to result in the loss of the golf course facility. Therefore, this could result in significant negative effects relating to these specific areas within the objectives **SA2: Community health** and **SA5: Natural Resources**. However, there is likely to be scope for this Option to contribute to sports pitches and allotments provision and consideration will need to be given to the needs arising from development, and how this can best be met.
- Development at these locations is likely to result in significant negative effects with regard to **SA12: Landscape and townscape** particularly with regard the topography of this area which acts as a physical barrier to the relationship of these locations with Fair Oak village, the distinctive and historic field pattern north of Mortimers Lane, the cumulative effects of development and the separation of settlements, and any potential impacts upon the nearby South Downs National Park.



## SA of Strategic Spatial Option D: Expansion of Bishopstoke to the south and Horton Heath to the west

### Option D – Expansion of Bishopstoke to the south and Horton Heath to the west



This option could involve delivery of approximately 2,300 dwellings. This option proposes significant residential development south of Bishopstoke, extending along both sides of Allington Lane south towards the railway line and immediately to the west of a significant proposed urban extension to Horton Heath which is subject to a resolution to permit planning permission. Development at Horton Heath is to include new employment facilities, a new primary and secondary school and a new local centre. This option includes a new link road to connect development at Horton Heath to Eastleigh town centre via development proposed as part of this option.

**Table 6.6SA scores for constituent Strategic Locations**

	Bishopstoke 2 – south of Bishopstoke	Fair Oak 4 – Fir Tree Farm, east of Allington Lane	West End 1 – Allington Lane							
<b>SA1: Housing provision</b>										
1.1	+	+	+							
1.2	+	+	+							
<b>SA2: Community health</b>										
2.1	+	0	-							
2.2	++	+	--							
2.3	+	+	+							
2.4	++?	++	++							
2.5	+	0	0							
<b>SA3: Economy</b>										
3.1(a)	-	-	-							
3.1(b)	-	-	-							
3.1 (c)	++	+	-							
3.1 (d)	-	-	-							
3.1 (e)	-	-	-							
3.2	0	0	0							
3.3	-?	-	-							
3.4	0	0	0							
<b>SA4: Road traffic / congestion</b>										
4.1	-	-	-							
4.2	-	-	-							
4.3	++	+	-							
4.4	-	-	-							
4.5(a)	-	-	-							
4.5(b)	0	0	0							
4.6	++	+	--							
4.7	+	-	-							
4.8	++?	0	-							
4.9	++?	+	0							
4.10	+	0	0							
4.11	+	-	-							
<b>SA5: Natural resources</b>										
5.1	-?	-?	-?							

	Bishopstoke 2 - south of Bishopstoke	Fair Oak 4 - Fir Tree Farm, east of Allington Lane	West End 1 - Allington Lane							
5.2	0	0	-							
5.3	+/-	+/-	+/-							
5.4	+?	+?	+?							
<b>SA6: Pollution</b>										
6.1	0	0	-?							
6.2	- -?	- -?	- -?							
<b>SA7: Climate change adaptation</b>										
7.1	+?	+?	+?							
7.2	- -?	- -?	- -?							
7.3	0	0	0							
<b>SA8: Climate change mitigation</b>										
<b>SA9: Waste</b>										
<b>SA10: Biodiversity and geodiversity</b>										
10.1	- -?	- -?	- -?							
10.2	0	0	- -?							
10.3	0	0	0							
10.4	-?	-?	-?							
10.5	-?	-?	-?							
10.6	-?	-?	-?							
10.7	-?	-?	-?							
10.8	-?	0	-?							
<b>SA11: Green infrastructure</b>										
11.1	-?	0	0							
11.2	+	0?	0							
11.3	+?	+?	+?							
<b>SA12: Landscape and townscape</b>										
12.1	-	-?	-							
12.2	0	0	0							
12.3	-	-	-							
12.4	-?	-	-?							
<b>SA13: Cultural heritage</b>										
13.1	-?	-?	-?							



6.105 The table provides a summary of the potential sustainability effects of the separate Strategic Location proposals that have been brought together to formulate Strategic Spatial Option D. The following paragraphs discuss key issues which relate to the principle of development in these Strategic Locations, as well as highlighting the likely cumulative effects of bringing forward these Strategic Locations together.

#### *SA1: Housing provision*

6.106 The Strategic Locations that comprise Option D are likely to have generally minor positive effects in relation to the delivery of affordable and other specialist housing. This is because at this stage no barriers to the delivery of the typical proportion of affordable housing (35%) or for other specialist housing have been identified. The proportions of these housing types achievable will remain uncertain until further work is undertaken by site promoters.

#### *SA2: Community health*

6.107 The Strategic Locations which comprise this Option are noted as having generally likely positive effects with regard to facilities to support community health:

- Locations nearer the settlement of Bishopstoke tend to be in closer proximity to existing facilities and services. The strategic location South of Bishopstoke which adjoins the urban edge of Bishopstoke is noted for its minor positive effects in terms of proximity to community meeting places such as libraries and parish halls, and significant positive effects for proximity to GP health facilities, in this case Stoke Wood Surgery. However it is noted that there are known capacity issues at Stoke Wood Surgery. Conversely, Strategic Location West End 1 - Allington Lane is likely to have significant negative effects with regard to access to GP facilities. Cumulatively, development in these locations could result in significant negative effects with regard to access to GP health care, however this is currently uncertain. Work will need to be undertaken, in conjunction with health care providers, to determine the health care needs arising from these potential developments and to identify how these needs might best be met e.g. by development of new facilities or financial contributions to enhance existing facilities.
- New open space is proposed by site promoters as part of development at each Strategic Location. Therefore a potential significant positive effect is noted.
- These locations could be suitable for provision of sports pitches and facilities which could result in a minor positive effect for individual locations and potentially a significant positive effect cumulatively. However, the site promoters of these locations have not indicated if such provision will be incorporated. Whilst failure to make new provision would only have a minor negative effect for individual locations, collectively this could result in a significant negative impact due to lack of provision in the area and place strain on existing sporting pitches and facilities.

#### *SA3: Economy*

6.108 The Strategic Locations comprising Spatial Option D are likely to have generally minor negative effects. This is primarily due to the distance of these locations from existing employment and sustainable travel options. The exception to this is the Strategic Location South of Bishopstoke, where the north east and north west of the location is close to a frequent bus route and therefore significant positive effects are likely.

6.109 All three Strategic Locations are potentially suitable for employment uses, and indeed all three currently contain small scale employment uses, primarily along Allington Lane. Site promoters have generally not specifically indicated if employment land would be retained, and no new employment land is being proposed by site promoters, therefore a net loss of employment facilities across these locations is considered likely. Although not including provision of employment land would result in negligible effects for each of the Strategic Locations, cumulatively negative effects could occur; particularly in the context of potential loss of employment land across these locations.

6.110 Development at these locations is outside existing local centres and therefore no direct changes to these uses would occur. The proximity of the location South of Bishopstoke to Whalesmead local centre, and the Strategic Locations Fir Tree Farm and Allington Lane (eastern areas) to the new local centre proposed to accompany development with resolution

to permit west of Horton Heath could support commercial and shopping activities, although the effects are uncertain at this stage. Consideration will need to be given to provision of shopping facilities, potential employment opportunities, and accessible public transport to existing centres of employment.

#### *SA4: Road traffic / congestion*

- 6.111 Two of the three Strategic Locations comprising this option, Fir Tree Farm and Allington Lane, are identified as likely to have generally minor negative effects. This is primarily due to the poor relationship of these locations to existing facilities and services. The accessibility to sustainable travel options, employment centres shows and shopping facilities indicate generally minor negative effects. In addition to these locations generally being within poor proximity to existing facilities, limited new facilities are currently being proposed by site promoters; although it is noted that the eastern areas of locations which comprise this option are adjacent to development proposed west of Horton Heath which includes new schools and a local centre, which currently has a resolution to permit. Conversely, the Strategic Location South of Bishopstoke has generally positive effects in relation to this SA objective because of its closer proximity to services, facilities and a frequent bus route.
- 6.112 A high level assessment of the potential transport implications of this option has been carried out through the Transport Background Paper which is part of the evidence base of the emerging Eastleigh Borough Local Plan<sup>24</sup>. As set out in the assessment of this option in the Transport Background Paper, development of this option could result in an additional 1,150 vehicle movements in the AM peak and 1,300 vehicle movements in the PM peak. A number of issues are likely to occur due to the quantum of development being proposed, spread of development across the area, the lack of public transport options in this area, and the lack of connectivity and the long distance of travel for pedestrians and cyclists to the main amenity and employment area of Eastleigh town centre. Whilst smaller localised residential roads will obviously be affected to some degree by adjacent development, it is anticipated that the key transport issues for development in the surrounding highway network close to this location could be:
- The capacity of the existing road network to accommodate the additional traffic on the Bishopstoke Road corridor from Fair Oak to Eastleigh town centre; northwards through Twyford village towards Winchester (in particular the 'Fishers Pond' junction); and southwards through Horton Heath towards Hedge End.);
  - the impact of increased traffic on routes which are in close proximity to sensitive nature conservation areas, and in particular congestion on Bishopstoke Road where it crosses the River Itchen;
  - the potential impact upon the Eastleigh AQMA.
- 6.113 Given the quantum of additional vehicle trips potentially generated, impacts are likely to be severe unless suitable new transport infrastructure for all modes of travel is provided. This could include additional links to existing pedestrian or cycle routes as part of new development; financial contribution to bus services; or additional highway infrastructure (likely to be junction upgrade and potentially new highway links to the north of Bishopstoke). These will need to be provided early on in development. A new road link is proposed to connect development at Horton Heath to Eastleigh town centre via development proposed as part of this option, which could offer alternative access to Eastleigh town and could reduce additional transport pressures on Bishopstoke Road. The transport implications of this proposed road link are currently uncertain and further, more detailed transport assessment work is required.

#### *SA5: Natural resources*

- 6.114 The Strategic Locations which form Option D generally indicate the potential for a mixture of minor positive and minor negative effects with regard to natural resources. Small areas in these locations are identified for their potential minerals resource (see location assessments).

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<sup>24</sup> T1 Transport Background Paper, Eastleigh Borough Council, December 2015 [www.eastleigh.gov.uk/lp36](http://www.eastleigh.gov.uk/lp36)

A minor negative effect could occur through the sterilisation of these resources by development without prior extraction. There could be scope for some degree of prior extraction of these minerals and exploratory work would likely be required in order to investigate the mineral resource and the potential for its extraction.

- 6.115 Each of the three Strategic Locations has the scope for the provision of allotments/community farm as part of development. Suitable provision in each of these Strategic Locations could cumulatively result in a significant positive effect. Site promoters have not yet indicated if any provision of allotments or a community farm would form part of development at these locations. Whilst failure to make new provision would only have a minor negative effect for individual locations, collectively this could result in a significant negative impact due to lack of provision across the borough and place strain on existing facilities.

#### *SA6: Pollution*

- 6.116 Overall, negligible effects have been noted with regard to impact of pollution on development at these Strategic Locations, with the exception of the Allington Lane location which is likely to experience noise pollution impacts from the railway line which runs along the southern edge of this location. Consideration to design and layout, plus any mitigation measures could minimise negative effects.
- 6.117 The Strategic Locations which comprise Option D have been identified as having potentially significant negative effects with regard to increasing pollution, individually and collectively, however the detail of these potential effects are currently uncertain and further information is required. These negative effects are due to impacts arising from increased traffic generated by development at these locations which could adversely affect local air quality, the Eastleigh Air Quality Management Area (AQMA) and the nature conservation interest of the River Itchen SAC. Further work would be required about the transport and associated air quality impacts arising from development at these locations.

#### *SA7: Climate change adaptation*

- 6.118 The Strategic Locations which comprise this option are likely to have generally potential minor positive effects with regard to provision of green infrastructure; this is primarily due to new open space being proposed. The exception to this is with regard to existing open space within the south of Bishopstoke Strategic Location. The developer has not indicated if the existing open space would be retained. Further information is required on how the design and layout of these locations could incorporate green infrastructure improvements or mitigation.
- 6.119 There are some areas of land within each of the three Strategic Locations which are identified as being at risk of flooding. Some of this land includes areas in Flood Zone 3 (high probability of flooding or functional floodplain) or at 'intermediate' risk of surface water flooding; therefore, potentially significant negative effects could occur. It is noted however, that these areas which are at risk of flooding, especially at the highest risk of flooding, are small areas which generally do not cover large tracts of land at these locations. Consideration of design and layout would be required to ensure negative effects do not occur.

#### *SA10: Biodiversity and geodiversity*

- 6.120 The Strategic Locations, which comprise Option D, have generally minor negative effects with regard to biodiversity and geodiversity, although this is noted as being uncertain prior to obtaining further information on design and layout of potential development at these locations. The exception to this is with regard to potential impacts on European nature conservation designations. Each of these Strategic Locations is within the scope of the Habitats Regulations Assessment Screening Criteria<sup>25</sup> and will require further work to determine if a likely significant effect could occur. The HRA of the Strategic Spatial Options notes the following with regard to Option D:

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<sup>25</sup> HRA Screening Criteria: Sites which fall within 200m of an SAC/SPA/Ramsar or within 25m of a watercourse which ultimately drains into the River Itchen or River Hamble will require an HRA Screening Assessment to be undertaken by the Council.

- This Option is approximately 5.3km from the Solent European sites. There are watercourses (including the Allington Stream) traversing these areas, which are likely to drain into River Itchen SAC thus presenting a water quality pathway to the Solent European sites, albeit a long way downstream. A suitable buffer will need to be incorporated either side of any watercourse, in addition to features to ensure no net increase in greenfield runoff and measures to protect the water quality of those streams. Flows within these tributaries will also require protection to ensure no change in water supply to the River Itchen (and thus the Solent Maritime SAC downstream).
  - The western extent of this area abuts River Itchen SAC, although it is understood that this is a broad location and does not imply that development will abut (or even necessarily be close to) the SAC. A buffer would need to be considered as the proposal was developed in more detail. To avoid any risk of air quality impacts this should be greater than 200m and discussion with the Council has concluded that a 400m separation would be appropriate to maintain the openness of this part of the SAC. As noted above, watercourses (including the Allington Stream) traverse these areas and are likely to drain into the River Itchen SAC and suitable buffers will need to be considered, and flows within these tributaries will need to be protected.
  - A new link road from Horton Heath to Eastleigh may require a new crossing of the River Itchen. It will be necessary to undertake detailed transport modelling calculations to assess the potential air quality impact of this option. It will also be necessary that there is no loss of riparian habitat, that the River Itchen remains passable for otter and that any construction works adjacent to the River Itchen do not result in aquatic pollution or (via piling) any adverse noise impacts on migratory fish such as Atlantic salmon.
- 6.121 Although likely minor negative effects have been noted for SINC's, ancient woodland, protected species and the biodiversity network, cumulatively these could result in significant negative effects to biodiversity and geodiversity. Four SINC's are within or are adjacent to the locations which form this option, two of which are designated for, among other reasons, their ancient woodland. A number of protected species have been recorded at these locations or are anticipated to be present. These include great crested newts, water voles, otters, reptiles and breeding birds. The Council is undertaking a strategic survey of great crested newts. Beckstein's bats have been recorded in Stoke Park Woods and these locations could require survey. In order to minimise minor negative effects within locations and cumulative effects across these locations, it will be important to avoid or reduce habitat fragmentation by protecting and linking valuable habitats (e.g. ancient woodland), safeguarding natural hydrological processes and providing broad dispersal corridors for protected species. These connections between woodlands and dispersal routes for protected species should also be buffered. Further information would be required about the design and layout of potential development at these locations.

#### *SA11: Green infrastructure*

- 6.122 Overall, development at these locations is likely to have a mixture of negligible and possible minor positive effects. The strategic location south of Bishopstoke is the exception to this, having potential minor negative effects with regard to loss of TPO trees, of which there are a small number as part of this location, and with regard to potential loss of existing open space. The Strategic Locations at Fir Tree Farm and Allington Lane have more scope for minor positive effects with regard to GI provision (see above).

#### *SA12: Landscape and townscape*

- 6.123 The Strategic Options which comprise Option D are each likely to have generally minor negative effects with regard to landscape and townscape with specific impacts noted, for example, the setting of the wooded Quobleigh Pond and the open character of the recreational land south of Bishopstoke. Cumulatively, development at these locations is likely to result in significant negative effects. There would be significant erosion of the remaining gap between Bishopstoke and Fair Oak and between Bishopstoke, Fair Oak and Horton Heath, particularly in combination with development proposed west of Horton Heath which currently has resolution to permit. Development may also have impacts on the more prominent ridges of the landscape and on the lower more open landscape in the Itchen Valley

in particular. In addition, wooded horizons are important in views across the landscape and could be compromised by new development.

#### *SA13: Cultural heritage*

- 6.124 Potential minor negative effects are noted for each of the strategic locations which comprise Option D. The Strategic Location south of Bishopstoke includes Grade II listed buildings at West Horton Lane, and Fair Oak Lodge, a locally listed building, is located close to this Strategic Location on the other side of Allington Lane. The Strategic Location at Fir Tree Farm includes the Grade II listed building Fir Tree Farmhouse. The south western area, adjacent to the railway line, of the Allington Lane Strategic Location is within the Allington Manor Historic Park and Garden. The eastern area of the Fair Tree Farm Strategic Location is within the Lakesmere School Historic Park and Garden. Further information would be required with regard to the sensitivity of design and landscaping.

#### **Summary**

##### *Potentially significant positive sustainability effects of this option include:*

- A new primary school is proposed which is likely to result in significant positive effects with regard to **SA2: Community health** and also **SA4: Road traffic / congestion** through provision of locally accessible services. Whilst other community facilities are not currently being proposed, it is noted that significant new community facilities are likely to come forward as part of development west of Horton Heath.
- The proposed new road link could result in significant positive effects with regard to **SA4: Road traffic / congestion** by offering an alternative route to Bishopstoke Road to access Eastleigh town centre. Further transport assessment work is required to determine the effects of this.

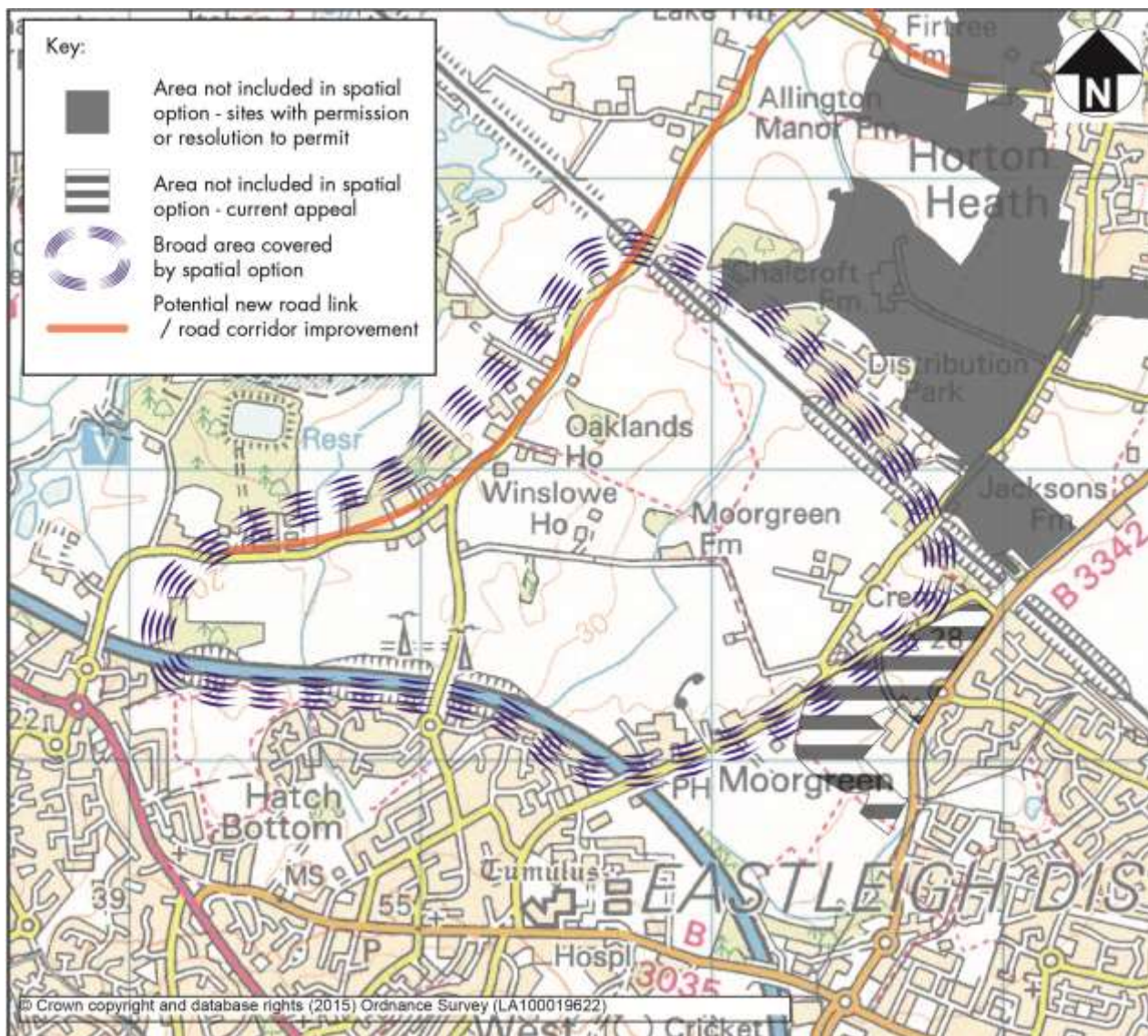
##### *Potentially significant negative sustainability effects of this option:*

- The cumulative effect of development at these locations is likely to result in significant negative effects with regard to **SA4: Road traffic / congestion**, **SA6: Pollution** and **SA10: Biodiversity and geodiversity**. Development at these locations is likely to increase traffic which may increase congestion and impact air quality on local roads, the Eastleigh AQMA and the nature conservation interest of the River Itchen SAC.
- Potential fragmentation of ancient woodland and dispersal routes of protected species (e.g. hedgerows) has also been identified which could result in significant negative effects with regard to **SA10: Biodiversity and geodiversity**.
- Sports pitches and facilities, and allotments have not been put forward as part of this Option and this could result in significant negative effects relating to these specific areas within the objectives **SA2: Community health** and **SA5: Natural Resources**. However, there is likely to be scope for this Option to contribute to sports pitches and allotments provision and consideration will need to be given to the needs arising from development, and how this can best be met.
- Development at these locations is likely to result in significant negative effects with regard to **SA12: Landscape and townscape**. The cumulative effect of development would likely result in significant erosion of the remaining countryside and gap between Bishopstoke and Fair Oak and between Bishopstoke, Fair Oak and Horton Heath, particularly in combination with development proposed west of Horton Heath which currently has resolution to permit.



## SA of Strategic Spatial Option E: Extension to West End to the north of the M27

### Option E– Extension to West End to the north of the M27



This option considers the potential for significant residential development directly to the north of West End, but physically separated from the settlement by the motorway. The northern boundary of this option is defined by the railway line. To the west is Itchen Valley Country Park. This option could involve delivery of approximately 2,250 dwellings, 10,000m<sup>2</sup> of employment floorspace along with a large area of open space (possibly an extension to Itchen Valley Country Park), associated facilities including a local centre, primary school, as well as potentially a new secondary school.

**Table 6.7 SA scores for constituent Strategic Locations**

	West End 2 – North of Moorgreen Road and between Bub Lane and Burnetts Lane	West End 3 – North of West End									
<b>SA1: Housing provision</b>											
1.1	+	+									
1.2	+	+									
<b>SA2: Community health</b>											
2.1	0	0									
2.2	+	+									
2.3	+	+									
2.4	0	++									
2.5	+	0									
<b>SA3: Economy</b>											
3.1(a)	++	-									
3.1(b)	-	-									
3.1 (c)	-	-									
3.1 (d)	-	-									
3.1 (e)	-	-									
3.2	-	+									
3.3	0	0									
3.4	0	0									
<b>SA4: Road traffic / congestion</b>											
4.1	++	-									
4.2	-	-									
4.3	-	-									
4.4	-	-									
4.5(a)	-	-									
4.5(b)	0	0									
4.6	+	+									
4.7	-	0									
4.8	+	++									
4.9	0	-									
4.10	+	0									
4.11	--	--									
<b>SA5: Natural resources</b>											
5.1	0	0									
5.2	--?	--?									
5.3	-	-									
5.4	+	+									
<b>SA6: Pollution</b>											
6.1	-?	-?									
6.2	--?	--?									
<b>SA7: Climate change adaptation</b>											
7.1	+	+									
7.2	--?	--?									
7.3	0	0									
<b>SA8: Climate change mitigation</b>											
<b>SA9: Waste</b>											
<b>SA10: Biodiversity and geodiversity</b>											
10.1	--?	--?									
10.2	0	0									
10.3	0	0									
10.4	0	-?									
10.5	-?	-?									
10.6	-?	-?									



	West End 2 – North of Moorgreen Road and between Bub Lane and Burnetts Lane	West End 3 – North of West End									
10.7	-?	-?									
10.8	0	-?									
<b>SA11: Green infrastructure</b>											
11.1	0	-?									
11.2	+	+									
11.3	+	+									
<b>SA12: Landscape and townscape</b>											
12.1	-?	-?									
12.2	0	0									
12.3	-?	-?									
12.4	-?	-?									
<b>SA13: Cultural heritage</b>											
13.1	0	-?									

- 6.125 The table provides a summary of the potential sustainability effects of the separate Strategic Location proposals that have been brought together to formulate Strategic Spatial Option E. The following paragraphs discuss key issues which relate to the principle of development in these Strategic Locations, as well as highlighting the likely cumulative effects of bringing forward these Strategic Locations together.

#### *SA1: Housing provision*

- 6.126 The Strategic Locations that comprise Option E are likely to have generally minor positive effects in relation to the delivery of affordable and other specialist housing. This is because at this stage no barriers to the delivery of the typical proportion of affordable housing (35%) or for other specialist housing have been identified. The proportions of these housing types achievable will remain uncertain until further work is undertaken by site promoters.

#### *SA2: Community health*

- 6.127 The Strategic Locations which comprise this Option are likely to generally have minor positive effects with regard to facilities to support community health. It is noted that site promoters have indicated that a new local centre could be provided as part of this Option, which could result in significant positive effects in the provision of facilities and services which support community health.
- 6.128 These locations could be suitable for provision of sports pitches and facilities which could result in a minor positive effect for individual locations. However, the site promoters of these locations have not indicated if such provision will be incorporated. Whilst failure to make new provision would only have a minor negative effect for individual locations, collectively this could result in a significant negative impact due to lack of provision in the area and place strain on existing sporting pitches and facilities.
- 6.129 Significant positive effects are noted for this Strategic Location with regard to open space provision due to the proximity of this Strategic Location to Itchen Valley Country Park. It is noted that the site promoters have indicated that significant new open space could be provided as part of development of this Option, including potential scope for an extension to Itchen Valley Country Park. Overall, this option could result in significant positive effects with regard to provision of open space.

#### *SA3: Economy*

- 6.130 The Strategic Locations comprising Spatial Option E are likely to have generally minor negative effects. This is primarily due to the distance of these locations from existing employment and sustainable travel options (see SA4). The exception to this is Strategic

Location West End 2 which is close to a main line train station and is therefore likely to have significant positive effects. Overall, consideration will need to be given to sustainable transport options such as bus routes if this Option were to be considered further.

- 6.131 Minor positive effects are noted for Strategic Location West End 3, north of West End which proposes 10,000m<sup>2</sup> of employment, therefore making a contribution to meeting employment floorspace needs.
- 6.132 Although this Option generally scores minor positive effects for Strategic Location West End 2 and negligible effects for Strategic Location West End 3, with regard to access to shopping facilities, it is noted that site promoters have indicated a new local centre could be included as part of development of the locations which comprise this Option; therefore the cumulative effect of this Option could result in significant positive effects with regard to access to local shopping facilities and services.

#### *SA4: Road traffic / congestion*

- 6.133 The Strategic Locations comprising Spatial Option D are likely to have generally minor negative effects with regard to road traffic and congestion. This is primarily due to the distance of these locations from accessible sustainable travel options and existing major employment centres. The exception to this is Strategic Location West End 2 which is close to a main line train station and is therefore likely to have significant positive effects.
- 6.134 Access to schools provision indicates a mix of effects for both Strategic Locations. Generally poor proximity to secondary schools is noted for both Strategic Locations; however a significant positive effect is noted for Strategic Location West End 3 for access to existing primary school facilities. Site promoters have indicated that new primary and secondary schools could be provided as part of development of this Option, and therefore collectively, significant positive effects could occur with regard to access to schools.
- 6.135 The M27 motorway to the south and the railway line to the north are a geographical barrier to facilities and services in West End and any new facilities which may 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 movements between this Option and services at Hedge End. Footpaths connect from this Option to Hedge End however poor lighting and lack of natural surveillance limit these routes for regular day-to-day use. These barriers are likely to result in significant negative effects.
- 6.136 A high level assessment of the potential transport implications of this option has been carried out through the Transport Background Paper which is part of the evidence base of the emerging Eastleigh Borough Local Plan<sup>26</sup>. As set out in the assessment of this option in the Transport Background Paper, development of this option could result in an additional 1,300 vehicle trips generated in the AM peak on the local highway network, with another 1,400 vehicle trips in the PM peak. Highway issues likely to be generated by this option could include:
- Increases in traffic flow heading through the West End area towards Southampton and potentially junctions 5 and 7 of the M27 via the A27, which has existing congestion issues along part of its length;
  - Increases in traffic flow heading through Hedge End, in particular Tollbar Way / Charles Watts Way whilst accessing junction 7 of the M27;
  - Vehicles heading directly to the south are likely to be dispersed onto the A27 via Allington Lane / Quob Lane and Moorgreen Road which may assist with reducing potential impact. However each junction is essentially at or nearing capacity at the present time, and the roads themselves may require upgrading to some degree;
  - To an extent, some traffic is also likely to head northbound onto the Bishopstoke Road corridor, accessing Eastleigh for primarily employment options; and
  - The need for additional and improved passenger transport options, as well as the need to link the development into existing pedestrian and cycle routes.

<sup>26</sup> T1 Transport Background Paper, Eastleigh Borough Council, December 2015 [www.eastleigh.gov.uk/lp36](http://www.eastleigh.gov.uk/lp36)

- 6.137 Overall, whilst this option restricts highway impact to some degree to a more localised area, and the Hedge End rail station is within a reasonable distance from some of the site (providing provision is given for appropriate foot / cycle links), there are still likely to be significant highway impacts as a result of this development. Hedge End and West End in particular would likely receive the majority of 'pass through' traffic and the roads anticipated to be utilised would require works to improve capacity at key junctions as a minimum. Cycle and pedestrian infrastructure would also need to be fully built out and linked into the surrounding network as appropriate. Bus service provision (and future years funding) would also be necessary to reduce the impacts.

#### *SA5: Natural resources*

- 6.138 The Strategic Locations which form Option E generally indicate a mixture of negative and positive effects. The Strategic Locations do not contain any land which is safeguarded for minerals extraction or comprise Minerals Consultation Areas.
- 6.139 The majority of the Strategic Locations comprise Grade 3 (Good to Moderate) agricultural land, therefore significant negative effects are likely, however the effects depend upon site specific detail such as design and layout which are ascertained at decision-making stage, therefore the effects are uncertain. As the existing land use is agricultural, the Locations are also classed as greenfield land, therefore minor negative effects are also likely.
- 6.140 These Strategic Locations have scope for the provision of allotments/community farm as part of the development. Suitable provision in each of these Strategic Locations could cumulatively result in a significant positive effect. Site promoters have not yet indicated if any provision of allotments or a community farm would form part of development at these locations, however if they are, then a minor positive yet uncertain effect would be likely.

#### *SA6: Pollution*

- 6.141 The Strategic Locations which comprise Option E have been identified as having a mix of minor negative and potentially significant negative effects with regard to increasing pollution. However, these potential effects are currently uncertain and further information is required.
- 6.142 There are no air quality management areas at Option E; however there is a railway line running to the north of the Strategic Locations and the M27 runs to the south. On this basis, a minor negative effect has been identified. Until further detail and assessment has been carried out, however, the extent to which any impact would occur in terms of air pollution is currently unknown and therefore this effect is uncertain.
- 6.143 Given the scale of the Strategic Locations combined, there is likely to be a significant increase in traffic flows and volumes on the local road network, including Eastleigh Town. Air pollution from a significant increase in vehicles could impact local air quality generally and also have a potential knock on effect on nature conservation interest such as the River Itchen SAC. A new road is proposed to serve this option together with the development at nearby Strategic Locations. The effect of such a road scheme is currently uncertain, however in terms of air quality; potentially significant negative effects are likely.

#### *SA7: Climate change adaptation*

- 6.144 The Strategic Locations which comprise this option are likely to have generally potential minor positive effects with regard to provision of green infrastructure, primarily due to the likely provision of new open space as part of these locations. Site promoters have indicated that development of this Option as a whole could deliver significant new areas of open space, including a possibility of an extension to the Itchen Valley Country Park. Therefore collectively significant positive effects could occur.
- 6.145 There are some areas of land within each of the Strategic Locations which are identified as being at risk of flooding. Some of this land includes areas in Flood Zone 3 (high probability of flooding or functional floodplain) or at 'intermediate' risk of surface water flooding; therefore, potentially significant negative effects could occur. It is noted however, that these areas which are at risk of flooding, especially at the highest risk of flooding, are small areas which generally do not cover large tracts of land at these locations. Consideration of design and layout would be required to ensure negative effects do not occur.

### *SA10: Biodiversity and geodiversity*

- 6.146 The Strategic Locations which comprise Option E generally have a mixture of negligible or potential minor negative effects with regard to biodiversity and geodiversity, although this is noted as being uncertain prior to obtaining further information on design and layout of potential development at these locations. The exception to this is with regard to potential impacts on European nature conservation designations. These Strategic Locations are within the scope of the Habitats Regulations Assessment Screening Criteria<sup>27</sup> and will require further work to determine if a likely significant effect could occur. The Option as a whole has been considered in the Habitats Regulations Assessment which notes the following:
- Option E is located over 4km from the Solent European sites and no direct hydrological pathway exists. However, there are small watercourses traversing the option area, which are likely to drain into River Itchen SAC thus presenting a water quality pathway to the Solent European sites, albeit a long way downstream. A suitable buffer will need to be incorporated either side of any watercourse, in addition to swales, to ensure no net increase in greenfield runoff and to protect the water quality of those streams. Flows within these tributaries will also require protection to ensure no change in water supply to the River Itchen (and thus the Solent Maritime SAC downstream).
  - It is recommended that the relevant policy considers a buffer of at least 15m on larger watercourses and a buffer of 10m on smaller brooks and flowing ditches. In terms of features to ensure no net greenfield runoff, it is understood that normal practice in Eastleigh is to require naturalised SuDS with three forms of filtration and coverage of construction drainage in a Construction Environment Management Plan.
- 6.147 Although likely minor negative effects have been noted for SINC, ancient woodland, protected species and the biodiversity network, cumulatively these could result in significant negative effects to biodiversity and geodiversity. There are two Sites of Interest for Nature Conservation (SINC) within this option that could be impacted by the development. Dummers Copse SINC is designated for its ancient woodland, with Meadows adjacent to Home Covert SINC designated for its semi improved grassland. Buffering SINC and management as part of mitigation could help to minimise potential negative effects. Land in this Option contains hedgerows with woodland belts and copses. Protected species are likely to be present, for example, Otter which are likely to utilise watercourse and hedgerows as routes of travel. Retention of dispersal routes such as the hedgerow and woodland habitat remaining, plus recreating the ancient hedgerow and woodland network and to connect up the SINC could minimise potential negative effects. The Chalcroft and M27 Priority Biodiversity Links, identified for large scale habitat improvement, are within or adjacent to the development sites. Development design should ensure that habitat connectivity is maintained or restored within these corridors. Further information would be required about the design and layout of potential development at these locations.

### *SA11: Green infrastructure*

- 6.148 Development at these locations is likely to have a mixture of minor positive (uncertain) and minor negative (uncertain) effects.
- 6.149 Several trees which are the subject of Tree Preservation Orders are located at the west and south of West End 3. Therefore a minor negative effect could be likely if they are lost or impacted upon as a result of development. This effect is however uncertain, as such an effect would depend upon the design and layout which would be determined at the decision-making stage.
- 6.150 It would be possible to connect new development at Spatial Option E to the existing public rights of way network. This would include a number of footpaths and the Eastleigh Cycle Network, some of which have the potential to be upgraded. Therefore a minor positive yet uncertain effect has been identified as it is dependent upon future design and layout of development.

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<sup>27</sup> HRA Screening Criteria: Sites which fall within 200m of an SAC/SPA/Ramsar or within 25m of a watercourse which ultimately drains into the River Itchen or River Hamble will require an HRA Screening Assessment to be undertaken by the Council.

- 6.151 There is potential for this Option to provide additional green infrastructure in the form of public open space and links to wider areas of public open space beyond the boundary. A minor positive effect has been identified but this is uncertain due to further detail being ascertained at the decision-making stage.

*SA12: Landscape and townscape*

- 6.152 The Strategic Options which comprise Option E are each likely to have generally potential minor negative (uncertain) effects with regard to landscape and townscape. Development at the Strategic Locations would reduce the existing gap between West End and Hedge End. As the gap is likely to be reduced, it would also have an impact upon the openness of the landscape character, as the Strategic Locations comprise agricultural land currently. On this basis, a minor negative effect is likely. These effects are, however, uncertain because the site specific design and layout details would not be ascertained until decision-making stage.
- 6.153 Transient views of development at this Option are likely to be seen from the local road network, the railway and the local public rights of way network. The public rights of way network is likely to receive more direct effects, particularly where it runs through the Strategic Locations. On this basis, a minor negative effect is likely, however it is uncertain as further consideration of design and layout would ascertain extent of impacts.

*SA13: Cultural heritage*

- 6.154 With regards to heritage assets, potential minor negative and negligible effects are noted for Option E. Winstowe House, a historic park and garden, and two Grade II listed buildings (a farmhouse and granary) at Moorgreen Farm are located at this Option; therefore a minor negative effect would be likely. Further information would be required with regard to the sensitivity of design and landscaping.

**Summary**

*Potentially significant positive sustainability effects of this option:*

- The locations which comprise this Option are close to existing open space. Site promoters have also indicated that a significant area of new open space could come forward as part of the overall development. This Option also proposes a new primary school, a potential new secondary school and new local centre. Therefore, significant positive effects are likely with regard to **SA2: Community Health** and also **SA4: Road traffic / congestion** through access to and provision of these locally accessible facilities and services.
- Potential significant positive effects are also noted with regard to **SA3: Economy** and **SA4: Road traffic / congestion** in relation to the proximity of the eastern areas of this Option to Hedge End railway station.

*Potentially significant negative sustainability effects of this option:*

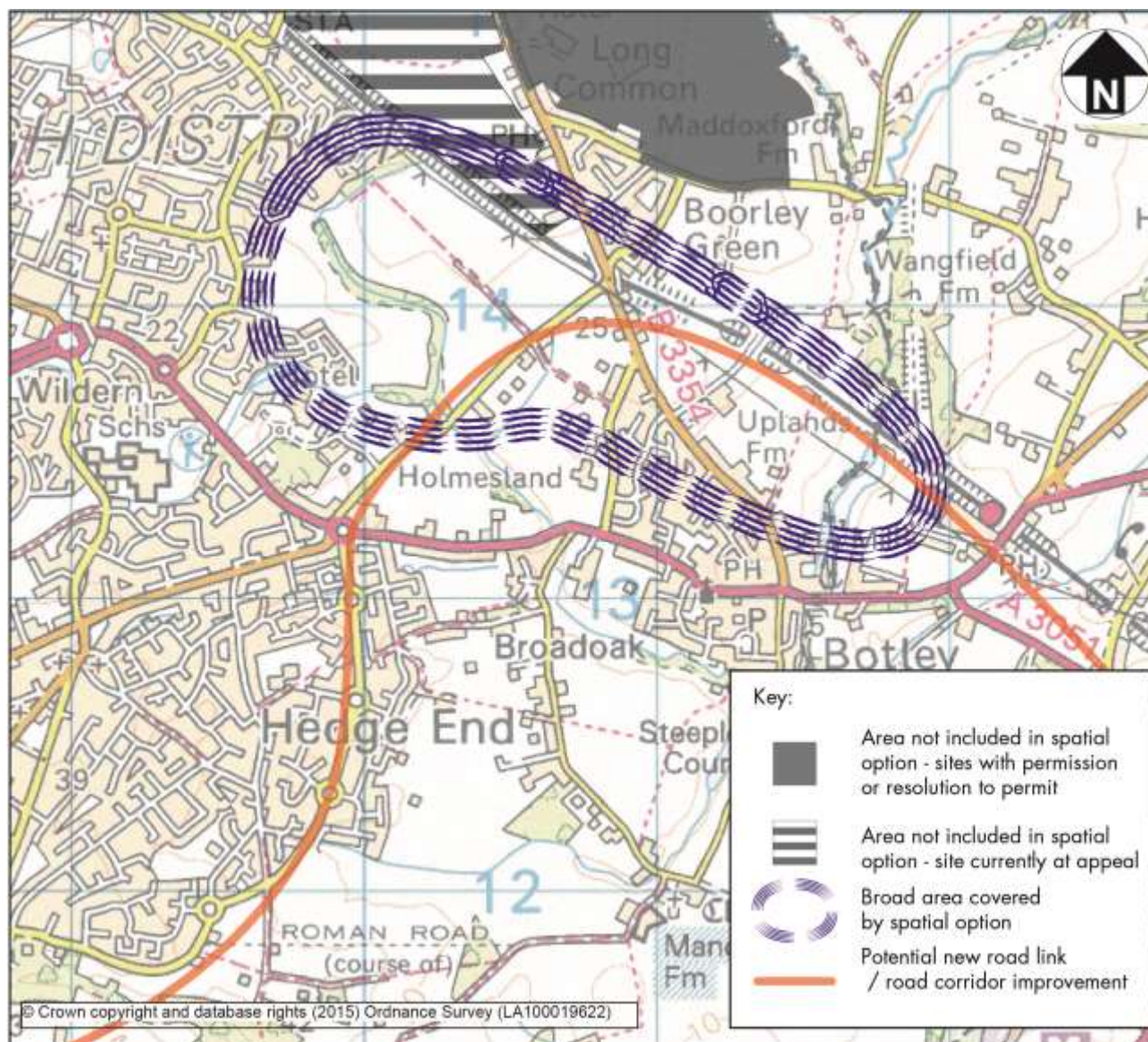
- The cumulative effect of development at these locations is likely to result in significant negative effects with regard to **SA4: Road traffic / congestion**, **SA6: Pollution** and **SA10: Biodiversity and geodiversity**. Development at these locations is likely to increase traffic which may increase congestion and impact air quality on the road network and potentially the nature conservation interest of the River Itchen SAC. The M27 motorway to the south, the railway line, and main roads act as barriers between this Option and existing services in neighbouring areas. Overall, whilst this Option restricts highway impact to some degree to a more localised area, and the Hedge End rail station is within a reasonable distance from some of the site (providing provision is given for appropriate foot / cycle links), there are still likely to be significant highway impacts as a result of this development.
- This Option falls within the scope of the Habitats Regulations Assessment Screening Criteria. In addition, although likely minor negative effects have been noted for SINC, ancient woodland, protected species and the biodiversity network, cumulatively these could result in significant negative effects with regard to **SA10: Biodiversity and geodiversity**.

- The majority of the Option comprises Grade 3 (Good to Moderate) agricultural land, although the negative effect on this resource is uncertain for the reasons explained in section **SA5: Natural resources** above.
- It is noted that this Option contains areas at risk of fluvial and surface water flooding. The overall negative effect is uncertain, however, for the reasons explained in section **SA7: Climate change** above.



## SA of Strategic Spatial Option F: Extending Hedge End to the north-east and Botley to the north

### Option F – Extending Hedge End to the north-east and Botley to the north



This option includes land to the north east of Hedge End and land directly to the north of Botley village. Both sites lie directly to the south of the railway line, adjacent to the existing settlements and are in use as arable/pasture land.

Preliminary investigations, including work done in preparation of the previous Local Plan, indicate that this option could provide for up to 1,300 dwellings and nearly 6,000m<sup>2</sup> of employment floorspace and other facilities including primary school, open space, cemetery provision and allotments.

Particular issues in this area include poor air quality and traffic congestion in the centre of Botley village (designated an Air Quality Management Area). In seeking to address the air quality issues in this area, this option delivers a new bypass to the north of Botley village running parallel to the railway line and crossing the river Hamble into Winchester District. Further details on this proposal are included in the Eastleigh Strategic Transport Strategy.

The SA scores are presented in the table below.



**Table 6.8 SA scores for constituent Strategic Locations**

	Hedge End 1 – West of Woodhouse Lane	Botley 1 – North east of Winchester Street								
<b>SA1: Housing provision</b>										
1.1	+	+								
1.2	+	+								
<b>SA2: Community health</b>										
2.1	++	+								
2.2	+	++								
2.3	+	+								
2.4	++	++								
2.5	+	0								
<b>SA3: Economy</b>										
3.1(a)	+	+								
3.1 (b)	-	-								
3.1 (c)	-	-								
3.1 (d)	+	-								
3.1 (e)	+	-								
3.2	-	+								
3.3	0	0								
3.4	+	0								
<b>SA4: Road Traffic/congestion</b>										
4.1	+	+								
4.2	-	-								
4.3	-	-								
4.4	+	-								
4.5 (a)	+	-								
4.5 (b)	0	+								
4.6	+	++								
4.7	++?	+								
4.8	++	+								
4.9	+	0								
4.10	+	0								
4.11	+	-								
<b>SA5: Natural resources</b>										
5.1	-?	-?								

	Hedge End 1 – West of Woodhouse Lane	Botley 1 – North east of Winchester Street								
5.2	-	--								
5.3	-	+/-								
5.4	+?	+								
<b>SA6: Pollution</b>										
6.1	-?	-?								
6.2	-?	-?								
<b>SA7: Climate change adaptation</b>										
7.1	+?	+?								
7.2	--?	--?								
7.3	0	0								
<b>SA8: Climate change mitigation</b>										
<b>SA9: Waste</b>										
<b>SA10: Biodiversity and geodiversity</b>										
10.1	--?	0								
10.2	0	0								
10.3	0	0								
10.4	-?	-?								
10.5	-?	-?								
10.6	-?	-?								
10.7	-?	-?								
10.8	-?	0								
<b>SA11: Green infrastructure</b>										
11.1	0	0								
11.2	+	0								
11.3	+?	+?								
<b>SA12: Landscape and townscape</b>										
12.1	-?	-?								
12.2	0	0								
12.3	-?	-?								
12.4	-?	-?								
<b>SA13: Cultural heritage</b>										
13.1	0	-?								

- 6.155 The table provides a summary of the potential sustainability effects of Strategic Spatial Option F. The following paragraphs discuss key issues which relate to the principle of development in this Strategic Spatial Option comprising two interlinked sites, as well as highlighting the likely cumulative effects of bringing it forward.

#### *SA1: Housing provision*

- 6.156 Strategic Spatial Option F is likely to have a minor positive effect in relation to the delivery of affordable and other specialist housing. No issues have yet been raised that would suggest that a proportion of 35% affordable homes could not be achieved within the two sites. However, the site promoter would need to conduct further work in order to ascertain the exact proportion of affordable homes that could be provided; therefore this has been scored as uncertain.
- 6.157 There would also be scope at this location for the provision of other elements of identified housing need. The site promoter has not specified whether they propose to meet other such elements of housing need, therefore there would be an uncertain minor positive effect at this stage.

#### *SA2: Community health*

- 6.158 Strategic Spatial Option F is likely to have a mixture of minor positive and significant positive effects in relation to community health. The potential for significant positive effects are noted with regard to community facilities, health facility availability and availability of public open space in the following areas:
- Hedge End 1 is located 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 develop a new community facility within this Location;
  - The south eastern part of Botley 1 is within 400m of the Botley Health Centre. The remainder of the land is within 1.0km of this facility; and
- 6.159 Both Strategic Locations are suitable for mixed-use development. They would, combined, be able to provide up to at least 11ha of new public open space. The western area of the Hedge End location is within 300m of existing public open space in the form of a series of corridors along Watkin Road, Giles Close, Locke Road and Bottom Copse. The far south-western part of this location is also within 300m of the Pavilion Way recreational facility. The remainder of this land is within 800m of public open space facilities. Development at Botley 1 would include public open space also. In addition, Botley 1 is within 300m of Sycamore Walk and Chestnut Walk existing open spaces located to the south-west.
- 6.160 Both Strategic Locations are noted for their potential to accommodate provision of sports pitches and sporting facilities which could result in a minor positive effect for individual locations and potentially a significant positive effect cumulatively. Site promoters have not yet indicated, however, if any provision of sports pitches and sporting facilities would form part of development at these locations, creating the potential for cumulative pressure on existing facilities if no new provision was made.. Further information is required on the needs for sports facilities in this area.
- 6.161 Other minor positives noted include the availability of health facilities and connectivity to the existing cycle and footpath network at Strategic Location Hedge End 1 and the availability of community facilities at Strategic Location Botley 1.
- 6.162 Negligible effects have been identified for Botley 1 with regards to connection with existing cycle and footpath networks. There is a footpath crossing the eastern area of this location, linking it with Winchester Street in Botley and Maddoxford Lane in Boorley Green.

#### *SA3: Economy*

- 6.163 The accessibility to employment or sustainable travel options shows generally minor negative effects with the exception being for proximity to railway stations which are identified as being a potential minor positive effect.

- 6.164 Hedge End 1 would include residential development and would have the potential to house workers associated with the Hedge End Industrial Area. On this basis, minor positive effects have been identified. Botley 1 however is located beyond 1km from a major employment centre, leading to a score of minor negative effects.
- 6.165 In terms of Strategic Spatial Option F contributing towards meeting the need for new industrial, office or warehousing floorspace, Hedge End 1 is considered unsuitable, therefore a minor negative effect is likely. Botley 1 however has the potential to contribute up to 6,000m<sup>2</sup> of employment floorspace, therefore a minor positive effect has been identified.
- 6.166 The proposed development option for these Strategic Locations would not result in any loss of existing employment land therefore a negligible effect is likely. Hedge End 1 has the potential however to deliver an increase in the amount of commercial uses and other facilities, by way of including a new local centre within any new development scheme. The effect of this additional provision upon existing facilities is currently unknown; therefore an uncertain minor positive effect has been identified. The effect as a result of development at Botley 1 is negligible, as no primary shopping centre will be lost.

#### *SA4: Road traffic / congestion*

- 6.167 The Strategic Locations comprising this option are identified as likely to have a mixture of generally minor positive and minor negative effects. Minor negative effects are generally noted in connection with access to sustainable transport options (with the exception of proximity to Hedge End and Botley railway stations). Minor positive effects are generally noted with regard to proximity to facilities and services. There are some exceptions to this where potential for significant positive effects are identified for the following:
- Hedge End 1: potential for a new local centre to be provided and a new primary school is proposed.
  - Botley 1 – close proximity to existing healthcare facilities.
- 6.168 The Strategic Locations are also considered to be relatively well connected to the existing cycle and footpath network. Generally, there are no geographical barriers on the most direct walking route to key facilities in both Hedge End and Botley, however it has been identified that route surfacing, width and lighting could be improved. A mixture of potential minor positive, minor negative and negligible effects has therefore been identified.
- 6.169 A high level assessment of the potential transport implications of this option has been carried out through the Transport Background Paper which is part of the evidence base of the emerging Eastleigh Borough Local Plan<sup>28</sup>. As set out in the assessment of this option in the Transport Background Paper, the TRICS trip generation database suggests the option could generate approximately 750 vehicle movements in the AM peak (0800-0900) and 800 vehicle movements in the PM peak (1700-1800).
- 6.170 Whilst the development option itself would facilitate elements of the bypass to be constructed (through appropriate design) as part of its own access strategy, significant additional funding would need to be secured to onwards formulate the construction of the 'Botley Bypass' in its entirety. This transport improvement has been a long term aspiration of the Council in order to not only reduce vehicle flows through Botley village, but also provide additional betterment of the village centre as a place to visit, with easier access around the village for pedestrians and cyclists and improvements to the air quality of the area that at times can become congested.
- 6.171 With regard to the wider highway, given the quantum of development involved, the following issues may result:
- Whilst mitigation measures are proposed to the Maypole roundabout as part of the Boorley Green development, whether these measures are able to cope with the additional vehicle flows will need to be tested;
  - As a less constricted route through the Botley area, it may be that the bypass attracts additional traffic into the area particularly from development proposed at Whiteley. As

<sup>28</sup> T1 Transport Background Paper, Eastleigh Borough Council, December 2015 [www.eastleigh.gov.uk/lp36](http://www.eastleigh.gov.uk/lp36)

such, whilst the route would need to be attractive compared to the existing route through Botley itself, there may need to be traffic management measures in place. Indeed, Botley High Street will require measures to restrict use, and so discourage through traffic, be this through surface treatments, traffic calming, or other options to be formulated; and

- Key routes from the site option would likely be to junctions 7 and 8 of the M27 and existing capacity issues exist on the Tollbar Way / Charles Watts Way links. In regard to the route through to junction 8, this is to be upgraded as part of approved development proposals with elements such as the Sunday's Hill bypass. However, cumulatively with other development options that may also utilise this route, it remains to be tested whether sufficient capacity exists.

6.172 Additional mitigation works may be required, such as provision for pedestrian / cycle links and bus services. These will be crucial for the reduction in vehicle traffic from the development option proposal.

#### *SA5: Natural resources*

- 6.173 Spatial Option F contains a total of three areas of sharp sand and gravel across the two Strategic Locations. Although the locations are not allocated, this resource has been safeguarded by the joint Hampshire Minerals and Waste Plan 2013 and is shown on the Hampshire Minerals and Waste Plan; Minerals Consultation Area (MCA) 2015. Any future non-mineral proposals for this Strategic Spatial Option should be discussed with the Mineral Planning Authority, Hampshire County Council, and exploratory work should be undertaken prior to the development taking place to ascertain the extent of the sharp sand and gravel resource and its potential for extraction. This Option has scored as an uncertain potential minor negative effect, because the full extent of the mineral resource is unknown and the impact that prior extraction may have on the delivery of future development at the site is yet to be determined.
- 6.174 The Strategic Locations both contain an area of agricultural land. The quality varies with Hedge End 1 containing a mixture of Grade 2 (Very Good) and Grade 3 (Good to Moderate) land and Botley 1 containing Grade 1 and 2 land to the south and Grade 3 (Good to Moderate) to the north. This results in a potential minor negative effect for Hedge End 1 and a potential significant negative effect for Botley 1
- 6.175 Spatial Option F comprises mostly greenfield land, however a small area of previously developed land is contained within Botley 1. On this basis, a minor negative effect has been identified for Hedge End 1, with a mixed minor effect for Botley 1.
- 6.176 This Option would be suitable for the inclusion of new allotments/community farms as part of mixed use development. On this basis, a minor positive effect is likely across both Strategic Locations, but with some uncertainty for Hedge End 1.

#### *SA6: Pollution*

- 6.177 Spatial Option F has been identified as having potentially minor, yet uncertain, negative effects, particularly with regards to noise generated by the local road network and railway line. As the Option has the potential for mixed use development the impact of amenity (noise) would require careful consideration, particularly when designing layout.
- 6.178 In terms of the potential for the development of these Strategic Locations to increase pollution, this Option has given rise to likely potential minor negative effects upon the Botley AQMA. The development of the Botley bypass, which would run between the Strategic Locations of Hedge End 1 and Botley 1, would serve to improve air quality in Botley and improve the local road network, however further transport assessment work would be required at the decision-making stages for development within Option F.

#### *SA7: Climate change adaptation*

- 6.179 The development of Spatial Option F would have the potential to provide additional green infrastructure in the form of footpaths and woodland. The Strategic Locations are currently greenfield sites, with some green infrastructure assets. Although there may be some green infrastructure loss, there is potential for the development of more open space as part of

future development within both Hedge End 1 and Botley 1. On this basis, a minor positive effect would be likely however as further information would be required on design/layout and enhancement opportunities, this effect is uncertain.

- 6.180 Both Strategic Locations would result in potentially significant, yet uncertain, negative effects regarding flood risk. There is a mix of flood risk zones across the Locations. Hedge End 1 contains flood risk zones associated with a nearby watercourse, therefore fluvial flood risk would be of concern. A small area within Botley 1 is at risk from surface water flooding. This effect is uncertain however as the significance of any potential impact would depend on the extent to which future site design/layout was able to avoid or mitigate flood risk.
- 6.181 Spatial Option F is not in a coastal location, therefore effects associated with coastal change are negligible.

#### *SA10: Biodiversity and geodiversity*

- 6.182 Hedge End 1 contains a watercourse which is no further than 8km upstream of a European site. On this basis, a significant negative effect is likely, although uncertain due to the unknown potential for avoidance or mitigation to be successful. Botley 1 is located outside the HRA screening zone, therefore this would also be likely to give rise to negligible effects. The HRA of the Strategic Spatial Options notes the following with regard to Option F:
- 6.183 The eastern-most parcel of this option is shown abutting the River Hamble, approximately 500m upstream of the Solent European sites. It is therefore recommended that an adequate separation between the River and any built development (e.g. 50m) is maintained and that this zone incorporates features to both intercept surface water runoff and ensure that the surface water that does enter the River Hamble via diffuse pathways is of suitable quality. It is recommended that the relevant policy considers a buffer of at least 15m on larger watercourses and a buffer of 10m on smaller brooks and flowing ditches. In terms of features to ensure no net greenfield runoff, it is understood that normal practice in Eastleigh is to require naturalised SuDS within three forms of filtration and coverage of construction drainage in a Construction Environment Management Plan.
- 6.184 Depending upon delivery details, the Botley Bypass has the potential to result in downstream water quality impacts on River Itchen SAC and also therefore the Solent Maritime SAC/Solent & Southampton Water SPA/Ramsar site.
- 6.185 The option is 3.8km from the River Itchen SAC at its closest. There is no obvious site-specific impact pathway aside from Botley Bypass above. With regards to SSSIs and Local Nature Reserves, likely negligible effects have been identified for Spatial Option F as both Strategic Locations are further than 200m away from such designations.
- 6.186 Otherwise, Spatial Option F has a mixture of likely negligible and minor negative (with uncertainty) effects regarding the protection, enhancement and management of biodiversity. The overall biodiversity value of both locations is diminished due to the agricultural nature of the existing land, however uncertain negative effects were noted for the following reasons:
- Hedge End 1 contains Bushy Copse SINC which bisects the. The extent of the impact upon this designation would depend upon final site layout, design and potential mitigation;
  - Botley Mill Woodland SINC is designated due to wet woodland habitat. It lies immediately south of Botley 1;
  - Hedge End 1 contains bushy hedgerows/woodland strips along some boundaries and these serve as links to habitats within the SINC.
  - The Hamble Valley Biodiversity Opportunity Area (BOA) lies to the east of Botley 1, therefore any off-site impacts such as discharge of water and water quality would need to be considered by any future development;
  - Botley 1 may also contain habitats that may be home to a number of protected species such as otter, water vole, reptiles and amphibians. Bats also may be present in wooded areas. Further survey work, including a breeding and overwintering bird survey, would be necessary to ascertain the extent of biodiversity potential at this Strategic Location prior to any development;

- Development at both Strategic Locations has the potential to impact upon the biodiversity network. The Wildern Priority Biodiversity Links incorporates the SINC and provides buffering at Hedge End 1 and the railway Priority Biodiversity Link runs east to west along the northern part of Botley 1. It will be important that dispersal routes are kept open within these corridors and habitats enhanced; and
- Ancient woodland is identified at Hedge End 1, although there is no indication that this would be lost. Development at Botley 1 would have a negligible effect.

#### *SA11: Green infrastructure*

- 6.187 There is a mixture of potential negligible and positive effects associated with the enhancement of the Borough's green infrastructure networks. There are no trees that are the subject of Tree Protection Orders, therefore negligible effects are likely.
- 6.188 The Strategic Locations are currently greenfield sites, with some green infrastructure assets. Although there may be some green infrastructure loss, there is potential for the development of more open space as part of future development within both Hedge End 1 and Botley 1.
- 6.189 Hedge End 1 has the potential to be linked with the existing cycle and footpath network. There is an existing bridleway in the central area of this location linking Holmesland Lane, Botley to the south-east and Hedge End at Shambleshurst Lane in the north-east. A cycle route forming part of the Eastleigh Cycle Network is also located adjacent to the south-western area of the site. Given the opportunities to improve existing networks, minor positive effects would be likely. Botley 1 contains an existing footpath to the east, linking Winchester Street to Maddoxford Lane, but no cycle route connectivity therefore a negligible effect is likely.

#### *SA12: Landscape and townscape*

- 6.190 Spatial Option E is likely to have mostly minor negative, yet uncertain, effects in terms of the protection, enhancement and management of the character and appearance of the landscape and townscape. In terms of neighbouring settlements, development at both locations is likely to diminish the separation between Hedge End, Boorley Green and Botley. The eastern part of Hedge End 1 is located at the narrowest part of the gap between settlements which may be further eroded by the construction of the Botley bypass which is likely to erode the gap at Botley 1 also. Until site specific design and layout details are known, however, this minor negative effect is uncertain.
- 6.191 With regards to the protection of the character of the countryside, towns and villages, development at Hedge End 1 is likely to impact upon the open, undeveloped character of the landscape north and south of the vegetation lining the stream course running through the location. Development at Botley 1 is also likely to impact upon the undeveloped character of the landscape which is partially screened from Winchester Road by existing ribbon development. The topography is flatter towards the river valley, rising towards the northern area of the location. On this basis, a minor negative, yet uncertain effect has been identified for both Strategic Locations at Option E.
- 6.192 Development at Hedge End 1 is likely to be seen from the road bridge crossing the railway, from Woodhouse Lane and public rights of way as well as from the edge of Hedge End. Likewise, development at Botley 1 is likely to be seen from Winchester Road, the elevated section of the railway and from the footpath bisecting it. A minor negative effect is likely, albeit uncertain due to specific detail regarding design, layout and visual mitigation which would be considered at decision-making stage.
- 6.193 Development at Spatial Option F would have negligible effects upon the setting of the South Downs National Park.

#### *SA13: Cultural heritage*

- 6.194 Spatial Option F has a mixture of negligible and minor negative, yet uncertain, effects upon heritage assets. Whilst the historic park/garden of Botleigh Grange is to the south, there are no heritage assets within Hedge End 1, therefore potential effects are likely to be negligible. Uplands Farm, however, is a Grade II listed building located within Botley 1 and there is a second listed farmhouse (also Grade II) to the north of the location. In addition, the eastern



area of Botley 1 adjoins the Botley Conservation Area, therefore potential minor negative effects are likely. These would be uncertain however and the actual level and significance of impact would be assessed at the decision-making stage and depends upon site specific design and layout.

### Summary

#### *Potentially significant positive sustainability effects of this option:*

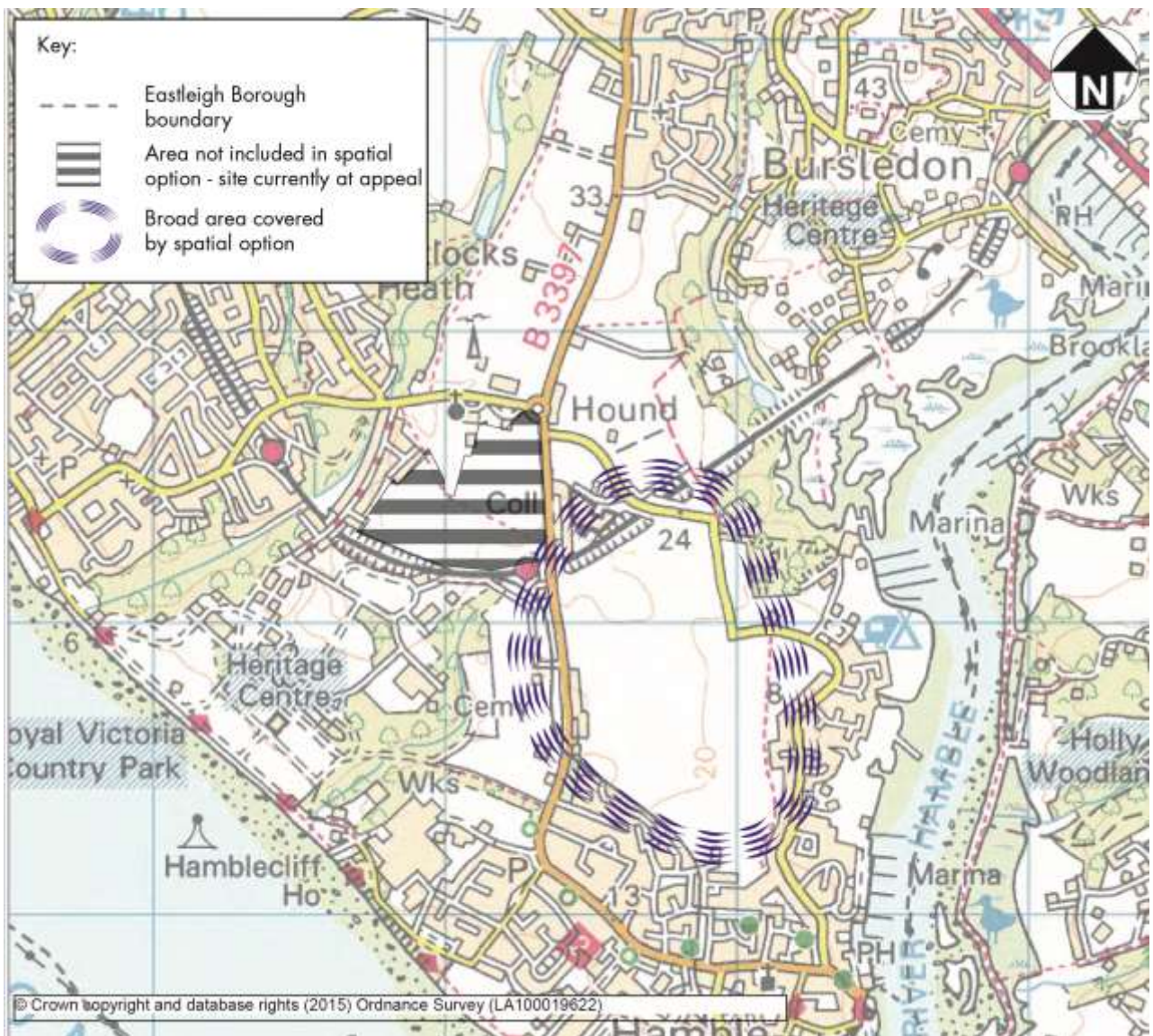
- Close proximity to existing community facilities and proposed provision of significant new open space within these Strategic Locations is likely to result in significant positive effects with regard to **SA2: Community health** and **SA4: Road traffic / congestion**.
- The delivery of the Botley bypass could result in significant positive effects with regard to **SA4: Road traffic / congestion** through potential reductions in congestion in Botley village by offering an alternative route.

#### *Potentially significant negative sustainability effects of this option:*

- The cumulative effect of development at these locations is likely to result in significant negative effects with regard to **SA4: Road traffic / congestion** and **SA6: Pollution**. Development at these locations is likely to increase traffic which may increase congestion and impact air quality on local roads and potentially the Botley AQMA. The Botley bypass is delivered as part of this option which is likely to reduce traffic and air pollution in Botley village however further traffic control measures in Botley village are likely to be required.
- Potential significant negative effects are identified with regard to **SA10: Biodiversity and geodiversity** in relation to potential impacts on the Solent Maritime SAC/Solent & Southampton Water SPA/Ramsar site.

## SA of Strategic Spatial Option G: Hamble Airfield

### Option G – Hamble Airfield



This option considers the potential for mixed use development at Hamble Airfield. Minerals deposits are present on Hamble Airfield and the site is allocated in the Hampshire Minerals and Waste Plan. As such, it is very likely that the minerals deposits will need to be extracted prior to any other development of this area. This option could involve delivery of approximately 700 dwellings, 10,000m<sup>2</sup> of employment floorspace and a significant area of open space.

**Table 6.9 SA scores for constituent Strategic Locations**

	Hamble Airfield										
<b>SA1: Housing provision</b>											
1.1	++										
1.2	++										
<b>SA2: Community health</b>											
2.1	+										
2.2	+										
2.3	+++										
2.4	+++										
2.5	+										
<b>SA3: Economy</b>											
3.1 (a)	-										
3.1 (b)	+										
3.1 (c)	-										
3.1 (d)	+										
3.1 (e)	++										
3.2	+										
3.3	0										
3.4	0										
<b>SA4: Road Traffic/congestion</b>											
4.1	-										
4.2	+										
4.3	-										
4.4	+										
4.5 (a)	++										
4.5 (b)	-										
4.6	+										
4.7	+										
4.8	+										
4.9	+										
4.10	+										
4.11	-										
<b>SA5: Natural resources</b>											
5.1	-?										
5.2	--										
5.3	-										
5.4	++										
<b>SA6: Pollution</b>											
6.1	-?										
6.2	--?										
<b>SA7: Climate change adaptation</b>											
7.1	++										
7.2	--?										
7.3	0										
<b>SA8: Climate change mitigation</b>											
<b>SA9: Waste</b>											
<b>SA10: Biodiversity and geodiversity</b>											
10.1	0										
10.2	0										
10.3	0										
10.4	0										
10.5	-?										
10.6	-?										

	Hamble Airfield									
10.7	-?									
10.8	0									
<b>SA11: Green infrastructure</b>										
11.1	0									
11.2	+									
11.3	+									
<b>SA12: Landscape and townscape</b>										
12.1	-?									
12.2	0									
12.3	-?									
12.4	-?									
<b>SA13: Cultural heritage</b>										
13.1	0									

6.195 The table above provides a summary of the potential sustainability effects of Strategic Spatial Option G. The following paragraphs discuss key issues which relate to the principle of development in this Strategic Location, as well as highlighting the likely cumulative effects of bringing forward this Strategic Location.

#### *SA1: Housing provision*

6.196 The Strategic Location that comprises Option G is likely to have a minor positive effect in relation to the delivery of affordable and other specialist housing. This is because at this stage no barriers to the delivery of the typical proportion of affordable housing (35%), or for other specialist housing, have been identified. The proportion of these housing types which could be delivered remains uncertain, however, until further work is undertaken by site promoters.

#### *SA2: Community health*

6.197 Strategic Spatial Option G has is likely to have generally minor positive effects with regard to community health. This is primarily due to this Strategic Location being in close proximity to a range of existing community facilities and services such as GP health care at Blackthorn Health Centre and community facilities within Hamble village. In addition, the Strategic Location can be connected to the existing footpath and cycle path.

6.198 Potential significant positive effects are identified as site promoters have indicated that sports pitches would be provided as part of development at this location, although this remains uncertain at this stage. The potential for significant positive effects is also noted with regard to provision of significant new open space as part of development at this Strategic Location.

#### *SA3: Economy*

6.199 Strategic Spatial Option G is likely to have a mixture of negative, positive and negligible effects with regards to the development of a dynamic and diverse economy:

6.200 A mixture of minor negative and minor positive effects is noted with regard to access to sustainable transport options. The Strategic Location is close to Hamble train station, a minor train station with an infrequent peak-time service and close of an infrequent bus route service which is likely to have minor positive effects, but is not close to frequent bus routes or a major railway station which is likely to have minor negative effects.

6.201 Significant positive effects are noted with regard to the proximity of this Strategic Location to a major employment centre at Hamble. In addition minor positive effects are noted due to the contribution to meeting employment floorspace needs

#### *SA4: Road traffic / congestion*

- 6.202 Strategic Spatial Option G is generally identified as being likely to have minor positive effects with some minor negative effects with regard to road traffic and congestion. The exception to this is with regard to accessibility to major employment centre in Hamble.
- 6.203 Minor positive effects are generally noted in relation to the proximity of this Strategic Location to existing facilities and services such as schools, and the proximity of this Strategic Location infrequent bus routes and to Hamble Station. The level of service provision from the station is relatively infrequent and not main line, with limited destinations available without the need for a (potentially time elongated) change of train. As such, whilst a switch to the use of train for some commuters may result, the effect on promoting rail travel is likely to be negligible. Minor negative effects are noted with regard to the geographical barrier present by Hamble Lane and the railway line in accessing some of these existing facilities and services.
- 6.204 A high level assessment of the potential transport implications of this option has been carried out through the Transport Background Paper which is part of the evidence base of the emerging Eastleigh Borough Local Plan<sup>29</sup>. As set out in the assessment of this option in the Transport Background Paper, the TRCIS trip generation database indicated that development of this option could generate an approximate 450 additional vehicle movements in the AM peak, and 450 additional vehicle movements in the PM peak if built-out.
- 6.205 As such, whilst a switch to train for some commuters may result, it would be anticipated that the following highway issues could remain of concern:
- 6.206 Hamble Lane corridor is one of the main congested roads identified within the borough. Given the location of the proposed development and the already-congested nature of Hamble Lane it is anticipated that the impact on the local highway network could be severe. Whilst improvements to its junctions (primarily Portsmouth Road and Windhover roundabout) are potentially achievable, it is debatable whether these would provide sufficient additional capacity to avoid additional congestion if this development option was forthcoming;
- Pedestrian and cycling infrastructure to adjacent communities will be required, linking into existing cycle routes where appropriate; and
  - Additional services for bus and train would be beneficial in offering a viable alternative to the predominant option of car travel that currently exists.
- 6.207 Overall, whilst this option will provide some benefits in being adjacent to a train station, giving options for sustainable transport that few other sites can offer, train services at this station are limited (see above) and the levels of congestion on Hamble Lane corridor are already a cause for concern. Further development without significant highway improvements would be likely to result in significant negative effects<sup>30</sup>. Whilst future improvements to junctions are planned, whether the increased capacity gained from these works is sufficient to take this level of further development will need testing.

#### *SA5: Natural resources*

- 6.208 Strategic Location is safeguarded by the joint Hampshire Minerals and Waste Plan as a sharp sand and gravel site allocation with a potential yield of 1.5 million tonnes of local land-won aggregate. A minor negative effect could occur through the potential for sterilisation of these resources by development without prior extraction. The deliverability of the Strategic Location for residential and employment development would depend upon the requirement for prior extraction of the sand and gravel resource, which forms a key part of Hampshire's aggregate land bank.
- 6.209 Potential significant negative effects are identified with regard to loss of higher quality (Grade 1) agricultural land. However it is noted that the majority of the Strategic Location is not

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<sup>29</sup> T1 Transport Background Paper, Eastleigh Borough Council, December 2015 [www.eastleigh.gov.uk/lp36](http://www.eastleigh.gov.uk/lp36)

<sup>30</sup> N.B. The high level assessments undertaken as part of the Transport Background Paper are at the scale of the Strategic Spatial Options only and therefore there is no SA criterion for congestion and therefore there is no significant negative score in relation to congestion in the summary table above.



classified as agricultural and the effects are currently uncertain and subject to obtaining further information on potential layout of development at this Strategic Location..

- 6.210 The Strategic Location is classed as greenfield land therefore the development of this site would have a minor negative effect, due to its loss.
- 6.211 This Strategic Location would be suitable for the development of new allotments/community farms, however the site promoter has not indicated if these facilities would be included in any part of the development. As there is potential to consider the inclusion of allotments in a future development, a minor positive effect is identified, which is currently uncertain.

#### *SA6: Pollution*

- 6.212 Strategic Spatial Option G has been identified as having both uncertain minor negative and significant negative effects:
- Potential minor negative effects are identified due to noise impacts from road traffic and the railway line. There is some uncertainty about the effects of these potential impacts prior to detailed technical assessments and further consideration of the layout of potential development.
  - Potential significant negative effects are identified with regard to possible increased pollution as a result of development. This is primarily with regard to increases in traffic, both in the construction phase and once occupied, and the likely impact on the Hamble Lane Air Quality Management Area. Hamble Lane would be the primary route for the majority of traffic generated from development at this Strategic Location and the overall scale of impact could be significant. The effect is currently uncertain prior to technical assessments and consideration of mitigation.

#### *SA7: Climate change adaptation*

- 6.213 The Strategic Location is currently a greenfield site with moderate green infrastructure assets within and adjacent to it, for example footpaths. Such assets could be lost as a result of development at this site. The design of development, which could include open space and links to the wider green infrastructure however, provides potential for improvements to be made to overall green infrastructure within and around the site. On this basis, a minor positive effect would be likely to occur, yet this is uncertain at this stage due to lack of information regarding specific design and layout of open space within Strategic Option G.
- 6.214 Areas within this Strategic Location are noted as being at risk of intermediate surface water flooding and the potential for a significant negative effect is therefore identified. The effects are currently uncertain prior to consideration of the layout of development and possible design and mitigation options required. Prior to development at the site, a large amount of primary land-won aggregate (sharp sand and gravel) would be required to be extracted from the site. The water table is generally high where sand and gravel deposits sit, therefore any future land-use beyond mineral extraction would need to consider the hydrology and hydrogeology of the site and how site restoration following mineral extraction affects the characteristics of groundwater and surface water flow. The nature of restoration materials used and the way in which the mineral resource is worked may change the way in which water currently flows through the site, particularly with regards to permeability.
- 6.215 The Strategic Location is not located in an area of coastal change, therefore a negligible effect is likely.

#### *SA10: Biodiversity and geodiversity*

- 6.216 Strategic Option G has a mixture of negligible and uncertain minor negative effects.
- 6.217 This Strategic Location is outside the scope of the HRA Screening Criteria and negligible effects were therefore identified in relation to criterion 10.1. However, the HRA of the Strategic Spatial Options identifies a potential pathway and therefore a significant negative effect could occur. The HRA notes the following considerations with regard to potential development at this Strategic Location:
- The southern-most parcel of this Option is located just over 100m from the Solent & Southampton Water SPA/Solent Maritime SAC (River Hamble) at its closest. It is

recommended that substantial setback is achieved between new built development and the European sites. To avoid any risk of air quality impacts this should be greater than 200m and discussion with the Council has concluded that a 400m separation would be appropriate to maintain the openness of this part of the SAC/SPA. Such separation would ensure that there would be no site-specific effects on the SAC/SPA and would also minimise the risk of surface water runoff into the SAC/SPA.

- 6.218 Habitats within the option comprise tussock grassland and scrub. A negative effect is likely, however the extent to which this is the case is uncertain due to lack of detail regarding site layout and design and potential mitigation of potential impacts which would become apparent at decision-making stage.
- 6.219 The location contains mature rough grassland which is likely to form a supportive habitat for reptiles. There are also wet habitats adjacent to the location, which leads to a possibility of rare amphibians such as the great crested newt. Site specific assessment would be carried out at decision-making stage therefore the likelihood of such an effect is currently uncertain.
- 6.220 Hamble Airfield is identified as a Priority Biodiversity Area (PBA) due to the tussock grassland and scrub. It forms connecting habitat between two PBAs and links ancient woodland with them. The PBAs would need to remain open therefore development of this location would be likely to lead to a negative effect. Without site specific and detailed assessment however, the actual extent of impact is currently assessed as uncertain.

#### *SA11: Green infrastructure*

- 6.221 A mix of negligible and minor positive (uncertain) has been identified with regards to green infrastructure provision at Strategic Spatial Option G. There are no trees that are the subject of a Tree Preservation Order (TPO) and there is an existing footpath adjacent to the western section of this location but no cycle path, which leads to a negligible score. Future development of this site (including mineral extraction) could lead to a loss of green infrastructure. Open space could be incorporated into a future restoration/development scheme, including improvements to links to the wider green infrastructure network. The minor positive effect scored by this assessment is dependent upon a future scheme including such provision and improvements for green infrastructure therefore there is some uncertainty also regarding this score.

#### *SA12: Landscape and townscape*

- 6.222 Strategic Spatial Option G has generally minor negative, yet uncertain, effects in terms of the protection, enhancement and management of the character and appearance of the landscape and townscape.
- 6.223 In terms of neighbouring settlements, the negative effect of new development on the gaps between Hamble and Hound and, between Hamble and Bursledon is likely to be minor because of the limited scale of development proposed, the overall scale of this Location and proposed new open space. This effect is uncertain due to specific detail regarding design and layout which would be considered at decision-making stage.
- 6.224 The character of the local countryside, towns and villages is likely to be affected, firstly as a consequence of mineral extraction and secondly as a result of the land-use post extraction. The open character of the greenfield site would be lost as the site becomes developed with effects being particularly potentially noticeable where the site adjoins Satchell Lane. A minor negative effect is likely albeit uncertain due to specific detail regarding design and layout which would be considered at decision-making stage.

#### *SA13: Cultural heritage*

- 6.225 No heritage assets have been identified which are likely to be affected by development at this Strategic Location; a negligible effect is therefore likely.

### **Summary**

#### *Potentially significant positive sustainability effects of this option:*

- Proposed provision of significant new open space is likely to result in significant positive effects with regard to this specific part of SA2: Community health.



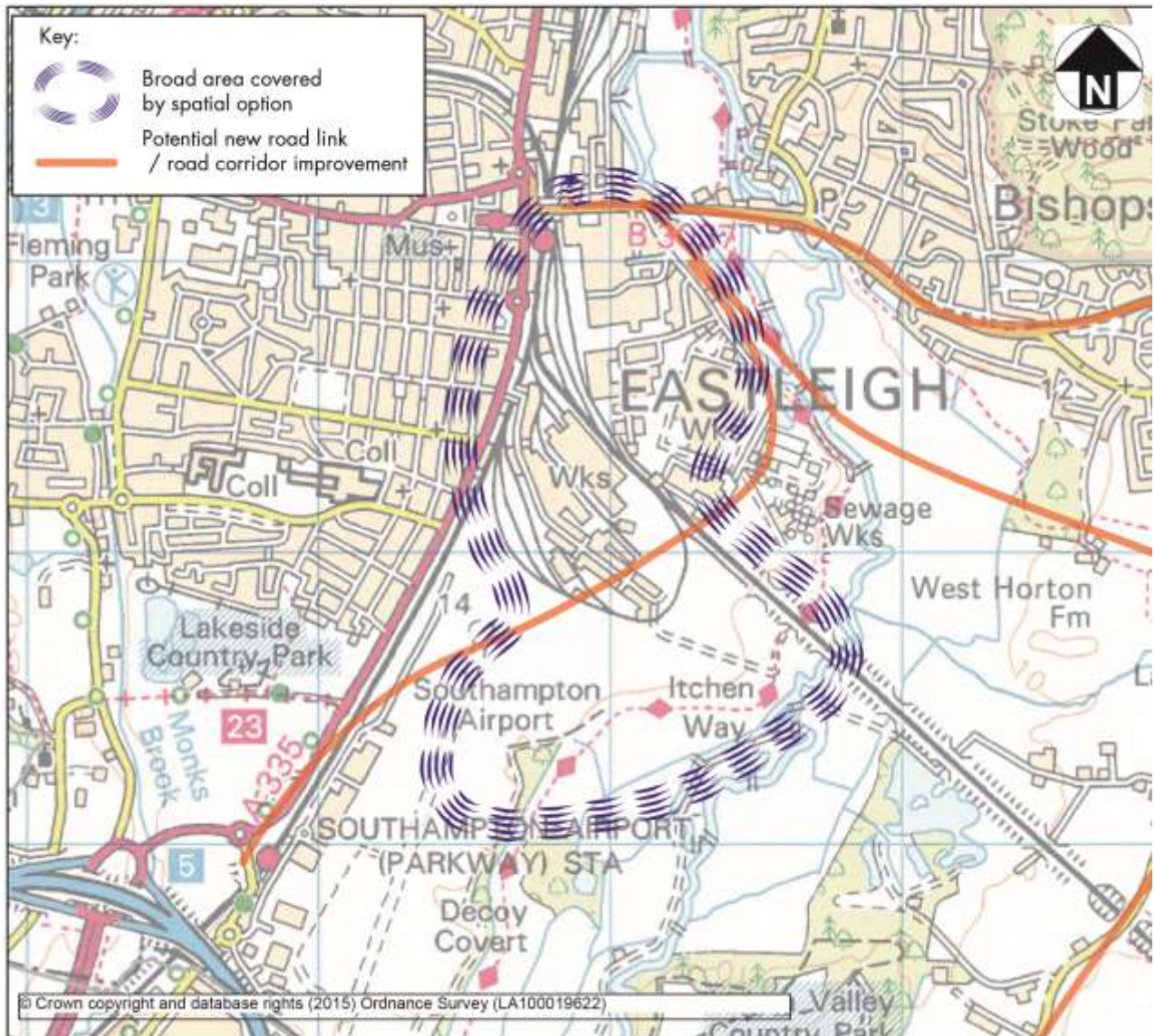
- The proximity of this Strategic Location to the major employment centres at Hamble is likely to result in significant positive effects with regard to SA3: Economy and SA4: Road traffic / congestion.

*Potentially significant negative sustainability effects of this option:*

- Development at this location is likely to result in significant negative effects with regard to **SA4: Road traffic / congestion** and **SA6: Pollution** in relation to the potential for increased congestion on local roads, including Hamble Lane, and impacts on the Hamble Lane Air Quality Management Area.
- Areas within this Strategic Location are noted for being at risk of surface water flooding and therefore a significant negative effect could occur in relation to **SA7: Climate change adaptation**. The effects are currently uncertain prior to consideration of the layout of development and possible design and mitigation options required. A further issue to note is that of the effect of prior extraction of sand and gravel upon the hydrogeology of the site. The process of mineral extraction and subsequent site restoration may lead to a change in the overall hydrology of the site, where groundwater flows may be impeded. This may have a knock on effect future development at the site for housing and employment-related development.
- This potential for significant negative effects has been identified with regard to **SA10: Biodiversity and geodiversity**. The effects are currently uncertain prior to consideration of potential layout of development and mitigation options.

## SA of Strategic Spatial Option H: Redevelopment of Eastleigh Riverside for employment uses

### Option H – Redevelopment of Eastleigh River Side for predominantly employment uses



This option could involve delivery of approximately 40, 000m<sup>2</sup> of employment floorspace and up to 200 dwellings. This option proposes a link road through the site to help unlock the greenfield parts of the site, to provide regeneration opportunities and to help to alleviate existing problems of peak hour congestion, in particular on Bishopstoke Road. This road link would link to the proposals for a bypass south of Bishopstoke outlined in the options above.

**Table 6.10 SA scores for constituent Strategic Locations**

	Eastleigh 1 – Eastleigh River Side	Eastleigh 2 – Northern Business Park								
<b>SA1: Housing provision</b>										
1.1	?	0								
1.2	?	0								
<b>SA2: Community health</b>										
2.1	+	0								
2.2	++	+								
2.3	0	0								
2.4	+/--	+								
2.5	-	+								
<b>SA3: Economy</b>										
3.1(a)	++	+								
3.1(b)	-	-								
3.1 (c)	++	+								
3.1 (d)	+	-								
3.1 (e)	++	0								
3.2	+	+								
3.3	0	0								
3.4	0	0								
<b>SA4: Road traffic / congestion</b>										
4.1	++	+								
4.2	-	-								
4.3	++	+								
4.4	+	-								
4.5(a)	++	0								
4.5(b)	++	++								

	Eastleigh 1 – Eastleigh River Side	Eastleigh 2 – Northern Business Park								
4.6	++	+								
4.7	+	-								
4.8	+	0								
4.9	+	0								
4.10	-	+								
4.11	-	--								
<b>SA5: Natural resources</b>										
5.1	-?	-?								
5.2	0	0								
5.3	++	-								
5.4	-	-								
<b>SA6: Pollution</b>										
6.1	--?	-?								
6.2	--?	--?								
<b>SA7: Climate change adaptation</b>										
7.1	+?	+?								
7.2	-?	-?								
7.3	0	0								
<b>SA8: Climate change mitigation</b>										
<b>SA9: Waste</b>										
<b>SA10: Biodiversity and geodiversity</b>										
10.1	--?	--?								
10.2	--?	--?								
10.3	0	0								
10.4	0	0								

	Eastleigh 1 – Eastleigh River Side	Eastleigh 2 – Northern Business Park								
10.5	0	-?								
10.6	--?	-?								
10.7	0	0								
10.8	0	0								
<b>SA11: Green infrastructure</b>										
11.1	0	0								
11.2	-	+								
11.3	+?	+?								
<b>SA12: Landscape and townscape</b>										
12.1	0	0								
12.2	0	0								
12.3	0	-?								
12.4	0	-?								
<b>SA13: Cultural heritage</b>										
13.1	0	-?								

6.226 The table provides a summary of the potential sustainability effects of the separate Strategic Location proposals that have been brought together to formulate Strategic Spatial Option H. The following paragraphs discuss key issues which relate to the principle of development in these Strategic Locations, as well as highlighting the likely cumulative effects of bringing forward these Strategic Locations together.

#### *SA1: Housing provision*

6.227 The Strategic Locations that comprise Option H are likely to have generally negligible or uncertain effects in relation to the delivery of affordable and other specialist housing. Strategic Location Eastleigh 2, Northern Business Park, is proposed for employment floorspace only, and Strategic Location 1, Eastleigh River Side is proposed for mainly employment floorspace and a relatively small number of dwellings, up to 200 dwellings in total. Due to the scale of the residential development proposed as part of this option, there are uncertainties about the type and quantity of specialist housing which could be provided. The proportions of these housing types achievable will remain uncertain until further work is undertaken by site promoters.

### *SA2: Community health*

- 6.228 The Strategic Locations which comprise this Option are noted as having potential for generally minor positive effects with regard to facilities to support community health. The main exception to this is with regard to health facilities which are noted for potential significant positive effects in relation to Eastleigh River Side due to its good proximity to a GP surgery.

### *SA3: Economy*

- 6.229 The Strategic Locations comprising Spatial Option H are likely to have generally minor positive or significant positive effects. Collectively, development at these two Strategic Locations offer significant positive effects through maximising the positive effects of nearby sustainable transport options (see SA4 below) and opportunities to increase employment activities at a key existing employment locations, including Southampton Airport, existing employment at River Side, and Eastleigh town centre. It is noted that there are significant constraints to development at these Strategic Locations, for example access (see below) and the airport's public safety zone exclusion zone. These Strategic Locations have the ability to accommodate a greater range of uses in different parts of the site (office uses close to the station, heavy industry around Tower Lane, high quality business accommodation close to/within the airport) than the existing uses. There are also opportunities for low amenity uses (e.g. heavy industry (Use Class B2)) and also high quality businesses that would benefit from proximity to an airport (access to international markets/clients). Such uses would contribute towards meeting wider economic needs.

### *SA4: Road traffic / congestion*

- 6.230 The Strategic Locations comprising this option are likely to have generally minor positive and significant positive effects. This is primarily due to the accessibility of sustainable transport options, including frequent bus routes and the mainline train station Southampton Airport Parkway, as well as the accessibility of shopping facilities, primary and secondary schools and employment centres. The exception to this is with regard to geographical barriers for which a potential significant negative effect has been identified due to the railway lines and Southampton Airport acting as significant physical barriers between this site and key facilities/destinations. In addition, there are currently no footways accessing the site.
- 6.231 A high level assessment of the potential transport implications of this option has been carried out through the Transport Background Paper which is part of the evidence base of the emerging Eastleigh Borough Local Plan<sup>31</sup>. As set out in the assessment of this option in the Transport Background Paper, development of this option could generate approximately 700 vehicle movements in the AM peak and 600 vehicle movements in the PM peak. Given the location of the option site, these additional movements are likely to cause a significant negative impact upon the local highway network without substantial mitigation.
- 6.232 In terms of residential development, Strategic Location Eastleigh 1 - Eastleigh River Side would be well placed for sustainable transport options, and access to local facilities and employment, so potentially reducing the residential trip element of the site. However, this Strategic Location is predominantly identified for employment opportunities and residential accounts for a relatively small proportion of the overall additional vehicle flow in the AM peak and PM peak. As such, dependent on the nature of employment to be based at the option site, there could remain a significant increase in vehicle flows attracted to the local area. Key issues in the local highway vicinity could be:
- Increased traffic on the already congested Bishopstoke Road. Whilst initial mitigation measures for the various junctions along the Bishopstoke Road have been investigated, it is uncertain whether any of these would create sufficient additional capacity to accommodate this option;
  - Traffic on routes to motorways (standard vehicles and HGV) will increase through the Eastleigh town centre area via Southampton Road, Romsey Road/Leigh Road, and Twyford Road. This will not only increase congestion, but also pass in close proximity to

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<sup>31</sup> T1 Transport Background Paper [link to follow]



sensitive nature conservation areas, in particular the River Itchen should traffic utilise a possible new link road to access the motorway from Hedge End;

- Potential impact upon the Eastleigh AQMA;
- Whilst mitigation measures have recently been implemented at junction 5 of the M27, and are due to be implemented at the Leigh Road / Passfield Avenue / Woodside Avenue junction imminently, it is unclear whether these mitigation measures will generate enough capacity to accommodate this option, potentially alongside others in the local vicinity.

6.233 Overall, whilst the sustainable options of travel to/from the site are very good, the predicted significant increase in the level of vehicle use to/from the site is likely to have a significant impact on the local highway network, particularly in combination with other local options, without substantial highway improvement (potentially in the form of new roads and links, i.e. the Chickenhall Lane link road). A new link road is proposed as part of this Option and work is being undertaken regarding the possible transport implications of this in the Eastleigh Strategic Transport Assessment.

#### *SA5: Natural resources*

6.234 The Strategic Locations which form Option H generally indicate likely minor negative effects with regard to natural resources. Minor negative effects could occur through the sterilisation of these resources by development without prior extraction. There could be scope for some degree of prior extraction of these minerals and exploratory work would likely be required in order to investigate the mineral resource and the potential for its extraction. It is also noted that these locations would not be suitable for allotment or community farm uses and thus would not be contributing to provision of these.

6.235 An exception to the generally minor negative effects noted, is with regard to River Side where significant positive effects are noted for use of previously developed land rather than greenfield land.

#### *SA6: Pollution*

6.236 Overall, potentially significant negative effects are likely with regard to the impact of pollution on development at these locations. The River Side location falls within the Eastleigh Air Quality Management Area (AQMA) and both River Side and Northern Business Park are subject to significant noise impacts from the railway line and from aircraft using Southampton Airport located nearby. These effects are currently uncertain prior to consideration of uses and design/layout. To minimise negative effects, careful consideration would be required to the layout, particularly with regard to the residential component of the development proposed at River Side. Due to development primarily consisting of employment it is likely that these effects could be managed through remedial measures.

6.237 The Strategic Locations which comprise Option D have been identified as having potentially significant negative effects with regard to increasing pollution. These negative effects are due to impacts arising from increased traffic generated by development at these locations which could adversely affect local air quality, the Eastleigh Air Quality Management Area (AQMA) and the nature conservation interest of the River Itchen SAC. These impacts are currently uncertain, particularly due to uncertainty around delivery of a link road (e.g. Chickenhall Lane link road), and further work would be required to investigate the transport and associated air quality impacts arising from development at these locations.

#### *SA7: Climate change adaptation*

6.238 The Strategic Locations which comprise this option generally indicate a mixture of potential minor positive and minor negative effects with regard to climate change adaptation. Potential minor positive effects are noted due to scope for new green infrastructure provision as part of development at these Strategic Locations, although this has not been actively promoted as yet. Potential minor negative effects are noted with regard to flooding. Both Strategic Locations are identified as being at risk of surface water flooding and most of these are identified as being of 'less' surface water risk. Consideration of design and layout would be required to ensure negative effects do not occur.



### *SA10: Biodiversity and geodiversity*

- 6.239 A number of potential negative effects, including significant ones, have been identified in relation to this SA objective.
- 6.240 Both Strategic Locations which comprise Option H are within the scope of the Habitats Regulations Assessment Screening Criteria 32 noted for being within 200m of the River Itchen SAC and also the River Itchen SSSI. The HRA33 of the Strategic Spatial Options makes the following points with regard to Option H:
- The southern-most area abuts River Itchen SAC. A buffer would need to be considered. To avoid any risk of air quality impacts this should be greater than 200m, and, to maintain the openness of this part of the SAC, a 400m buffer may be appropriate.
  - For the purposes of this HRA, and to be precautionary, any development site which could involve piling within 100m of the River Itchen SAC or tributaries known/likely to be used by otters is screened in for the devising of site-specific measures at the planning application stage.
  - Previous uses of the Eastleigh River Side Strategic Location could have been potential sources of contamination. These contaminants, if present, have the potential to migrate into the River Itchen SAC and adversely affect the habitats and species within it. Contaminants carried into the River Itchen SAC by surface water drainage and surface runoff, including sediment, could also have an adverse effect on the River Itchen SAC qualifying features.
- 6.241 Potential minor negative effects are noted for both locations with regard to protected species, and also Northern Business Park specifically for priority habitat:
- Protected species: Wet grassland and river banks associated with Northern Business Park could harbour water vole and provide foraging and movement corridors for otter, bats and grass snake. Whilst the River Side Strategic Location is an urban site with no opportunities for ground dwelling species, due to the proximity of the river, bats could be roosting within buildings if in a poor state of repair.
  - Priority habitat: Whilst the Northern Business Park 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.

### *SA11: Green infrastructure*

- 6.242 Generally, development at these Strategic Locations would be likely to have potential minor positive effects regarding green infrastructure. This is primarily due to the potential for new green infrastructure provision as part of development at both locations, although this remains uncertain at this stage. Opportunities also exist for Northern Business Park to connect to the Public Rights of Way network. A minor negative effect is noted for River Side which has no direct connections to the Public Rights of Way network.

### *SA12: Landscape and townscape*

- 6.243 These Strategic Locations are heavily influenced by the character of the airport and have limited visibility therefore development is unlikely to result in significant effects on the surrounding landscape or the identity of settlements. Development at Northern Business Park would result in a change in the character of the area, but in the context of adjoining industrial and airport related uses.

### *SA13: Cultural heritage*

- 6.244 Development at these Strategic Locations is unlikely to have significant effects with regard to cultural heritage. The potential for a minor negative effect is noted with regard to development at Northern Business Park where two pillboxes are located. The possible minor

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<sup>32</sup> HRA Screening Criteria: Sites which fall within 200m of an SAC/SPA/Ramsar or within 25m of a watercourse which ultimately drains into the River Itchen or River Hamble will require an HRA Screening Assessment to be undertaken by the Council.

<sup>33</sup> Habitats Regulations Screening Report, AECOM, November 2015

negative effect is currently uncertain prior to obtaining further information with regard to design and layout at this location.

### Summary

#### *Potentially significant positive sustainability effects of this option:*

- The redevelopment of these Strategic Locations is likely to result in significant positive effects with regard to **SA2: Community health**, **SA3: Economy** and **SA4: Road traffic / congestion** primarily due to the accessibility of these locations to sustainable transport options, existing employment and the facilities and services of Eastleigh town centre. A new road link is proposed as part of this Option, but its delivery is currently uncertain.

#### *Potentially significant negative sustainability effects of this option:*

- Although the accessibility of this location to existing facilities, employment and sustainable transport options is noted above, it is still likely that development as this location will result in increased traffic which may impact congestion, Eastleigh AQMA and the nature conservation interest of the River Itchen SAC resulting in potential significant negative effects with regard to SA4: Road traffic / congestion, SA6: Pollution and SA10: Biodiversity and geodiversity. A new road link is proposed as part of this Option, but its delivery is currently uncertain.

## 7 SA findings for the non-spatial policy options

- 7.1 This chapter describes the assessments findings for the non-spatial policy options set out in the Eastleigh Local Plan Issues and Options document. Each set of policy options described under the key planning issues in Chapter 7 of the Issues and Options document.

### Countryside, gaps and the coast

#### Policy approaches in the countryside

- 7.2 Three reasonable alternative policy options were considered for development in the countryside, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

<b>Policy approaches in the countryside - policy options:</b>								
A. Follow the principles described in 2011-2029 Local Plan.								
B. Actively pursue more positive complementary land uses and management of the countryside e.g. local food production.								
C. Develop policies which seek to guide and intervene where certain uses, which are generally appropriate in the countryside, should be directed to particular areas.								
<b>SA Objective</b>	<b>A</b>	<b>B</b>	<b>C</b>					
SA1: Housing provision	+	+	+					
SA2: Community health	+	+	+					
SA3: Economy	+	+	+					
SA4: Road traffic / congestion	0	0	0					
SA5: Natural resources	+/-	+	+/-					
SA6: Pollution	+/-	+	+/-					
SA7: Climate change adaptation	+	+	+					
SA8: Climate change mitigation	0	?	+					
SA9: Waste	0	0	0					
SA10: Biodiversity and geodiversity	+/-	+	+/-					
SA11: Green infrastructure	+	+	+					
SA12: Landscape and townscape	++	+++	++					
SA13: Cultural heritage	+	+	+					

#### Description of effects in relation to SA objectives

- 7.3 The only significant effects identified for the policy options on approaches to the countryside are in relation to protection and enhancement of the landscape (SA objective 12: Landscape

and townscape). Options A and C would ensure that the intrinsic character and beauty of the countryside are protected by restricting specific types of development, leading to a significant positive (++) effect. While Option B would also have similar effects, there is uncertainty attached because some food growing activities can affect the visual amenity of the landscape.

- 7.4 All three options are likely to have minor positive (+) effects in relation to the social objectives, due to the potential for the policy options to enable delivery of housing units for agricultural workers (SA objective 1: Housing provision) and outdoor recreation and open space (SA objective 2: Community health). It is assumed that the complementary land uses referred to in Option B would be likely to include these types of development, as would the 'certain uses' referred to in Option C. However, as there is less information on the details of options B and C, there is some uncertainty over their predicted impacts. All three are likely to have minor positive (+) economic effects (SA objective 3: Economy), as they may enable re-use of buildings for employment, community, tourist or visitor uses, although this is less certain for Options B and C.
- 7.5 A similar pattern of scores were predicted in relation to the protection and conservation of natural resources (SA objective 5: Natural resources) and reduction in pollution (SA objective 6: Pollution). Options A and C are predicted to have mixed minor positive and negative (+/-) effects because they might restrict development on the highest quality agricultural land, but they might also allow some development that results in loss of agricultural land, and could lead to some increases in light, noise and other pollution. While the impact of Option B is predicted to be generally positive due to the continued use of countryside land for complementary uses such as local food production, there is insufficient information with this option about what might be allowed in the countryside, leading to an overall uncertain minor positive (+) effect. The same pattern of scores was also identified in relation to biodiversity (SA objective 10: Biodiversity and geodiversity) as Options A and C could support increased habitat coverage across the Borough, but might also lead to loss of habitats from development where it is allowed in the countryside, whereas Option B is predicted to be generally minor positive for this objective, but due to insufficient information regarding the policy approach, this is uncertain. Finally, minor positive (+) effects were identified for all three policy options in relation to climate change adaptation (SA objective 7: Climate change adaptation) and mitigation (SA objective 8: Climate change mitigation), enhancing green infrastructure (SA objective 11: Green infrastructure) and protecting the historic environment (SA objective 13: Cultural heritage) due to the restrictions they would place on development in the countryside. However, for Option B, and all options for SA objectives SA objective 7: Climate change adaptation, 8: Climate change mitigation and 13: Cultural heritage, these effects are uncertain (?). Due to the focus of these policy options on development in the countryside, they are unlikely to affect the remaining SA objectives.

### Provision of gaps in Eastleigh Borough

- 7.6 Three reasonable alternative policy options were considered for the provision of gaps between settlements in Eastleigh, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

Provision of gaps in Eastleigh borough – policy options								
A. Follow the principles described in 2011-2029 Local Plan B. Combine gap policy with countryside policy to prevent development which would cause settlements to merge C. Review gaps between all settlements in Eastleigh borough to retain only the minimum land required to maintain their separate identity								
SA Objective	A	B	C					
SA1: Housing provision	0	0	+					
SA2: Community health	+	+	+					

SA3: Economy	+/-	+/-	+/-					
SA4: Road traffic / congestion	0	0	0					
SA5: Natural resources	+	+	+					
SA6: Pollution	+	+	+					
SA7: Climate change adaptation	0	0	0					
SA8: Climate change mitigation	0	0	0					
SA9: Waste	0	0	0					
SA10: Biodiversity and geodiversity	+	+	+					
SA11: Green infrastructure	+	+	+					
SA12: Landscape and townscape	++	++?	+					
SA13: Cultural heritage	+	+	+					

#### *Description of effects in relation to SA objectives*

- 7.7 The only significant effects identified for the policy options on provision of gaps are in relation to protection and enhancement of the landscape (SA objective 12: Landscape and townscape ). Option A would maintain the existing settlement pattern and identity and prevent coalescence of settlements, ensuring that local distinctiveness and special qualities are retained with a significant positive (++) effect. Option B could also have a significant positive effect as it would retain countryside between settlements, but has less certainty (++?) as the gaps between settlements are not defined on maps and some appropriate development in the countryside would still be allowed. Option C continues the broad principle of retaining the existing settlement pattern and identity, preventing coalescence of settlements but could lead to some compromises because it only takes the minimum land required to prevent coalescence, hence its minor positive (+) effect on SA objective 12: Landscape and townscape .
- 7.8 Where effects are predicted in relation to other environmental SA objectives (SA objective 5: Natural resources, 6: Pollution, 10: Biodiversity and geodiversity, 11: Green infrastructure and 13: Cultural heritage), these are generally minor positive (+) for all because they would reduce development in the countryside between settlements. Similarly, these policy options would be likely to have a minor positive (+) effect on SA objective 2: Community health because of the benefit to community identity of preventing settlement coalescence, although Option C's effect is uncertain (?) as it could enable some communities to expand their urban areas to meet future needs, and it could increase pressure on the remaining gap land. Conversely, for this reason Option C might also have a minor positive but uncertain effect on SA objective 1: Housing provision, due to the possibility for expansion of some urban areas, which would help to contribute to meeting housing need. All three options are predicted to have minor positive (+) effects on tourism, due to retention of countryside, but minor negative (-) effects on the wider economy, due to loss of economic activity that might otherwise occur from development in the gaps, although these minor effects are subject to uncertainty (?) as it will depend on the extent to which development proposals between settlements come forward.
- 7.9 The narrow focus of these policy options means that effects are unlikely in relation to other SA objectives.

## Approach to coastal issues

- 7.10 Just one reasonable alternative policy options was considered for the approach to coastal issues, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

<b>Approach to coastal issues - policy options:</b>								
A. Follow the principles described in the 2011-2029 Local Plan								
The Council has not identified any reasonable alternative approaches to this policy.								
<b>SA Objective</b>	<b>A</b>							
SA1: Housing provision	0							
SA2: Community health	++							
SA3: Economy	+							
SA4: Road traffic / congestion	0							
SA5: Natural resources	0							
SA6: Pollution	0							
SA7: Climate change adaptation	++							
SA8: Climate change mitigation	0							
SA9: Waste	0							
SA10: Biodiversity and geodiversity	+/-							
SA11: Green infrastructure	+							
SA12: Landscape and townscape	++/-							
SA13: Cultural heritage	+							

## Description of effects in relation to SA objectives

- 7.11 This option would improve access, maintain and enhance existing activities as well as provide new infrastructure for recreational sailing and coast-related recreational activities, leading to significant positive (++) effects on encouraging healthy lifestyles (SA objective 2: Community health). This option would also support the provision of flood management measures, which would help the Borough prepare for a potential rise in sea level (SA objective 7: Climate change adaptation), leading to significant positive (++) effects. Similarly, a significant positive effect was predicted in relation to the protection and enhancement of the landscape (SA objective 12: Landscape and townscape), because of the potential to improve the coastal landscape, but minor negative (-) effects on the wider landscape, due to the potential for increased development within the Hamble river estuary and coastal areas to support recreational sailing and coast-related recreational activities.
- 7.12 Minor positive (+) effects are predicted in relation to economy (SA objective 3: Economy) and the historic landscape (SA objective 13: Cultural heritage), because of the beneficial impact upon tourism and enhancements to local heritage assets features.
- 7.13 Similarly, this option is also likely to have indirect minor positive (+) effects on biodiversity (SA objective 10: Biodiversity and geodiversity), due to its emphasis on protection and enhancement of coastal biodiversity, but minor negative (-) effects because of the potential pressure and damage that increasing recreational development could have on the nationally

and internationally important nature conservation areas that make up the whole of the Borough's coastline (the Solent Maritime Special Area of Conservation and the Solent, Southampton Water Special Protection Area and is a designated Ramsar site).

- 7.14 Due to the narrow focus of this policy option, it is unlikely to affect the remaining SA objectives.

## Affordable housing

### The site size threshold for providing affordable dwellings

- 7.15 Three reasonable alternative policy options were considered for the site size threshold for providing affordable dwellings, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

<b>The site size threshold for providing affordable dwellings - policy options:</b>								
A. Follow the principles described in 2011-2029 Local Plan.								
B. Lower threshold to 10 dwellings.								
C. Vary approach across the borough.								
<b>SA Objective</b>	<b>A</b>	<b>B</b>	<b>C</b>					
SA1: Housing provision	++	+/-	+/-					
SA2: Community health	+	+/-	+/-					
SA3: Economy	+	+/-	+/-					
SA4: Road traffic / congestion	0	0	0					
SA5: Natural resources	0	0	0					
SA6: Pollution	0	0	0					
SA7: Climate change adaptation	0	0	0					
SA8: Climate change mitigation	0	0	0					
SA9: Waste	0	0	0					
SA10: Biodiversity and geodiversity	0	0	0					
SA11: Green infrastructure	0	0	0					
SA12: Landscape and townscape	0	0	0					
SA13: Cultural heritage	0	0	0					

### Description of effects in relation to SA objectives

- 7.16 The only significant effects identified for the policy options on supply mechanisms for addressing affordable housing, are in relation to meeting local housing need (SA objective 1: Housing provision ). Option A is likely to contribute the most to ensuring that there would be a continued supply of housing to meet the needs of the local population, leading to a significant positive (++) effect. While Options B and C could also have minor positive (+) effects on SA objective 1: Housing provision, minor negative (-) effects are also predicted, because they could reduce supply in areas of higher affordable need. Option B removes the requirement for a proportion of affordable housing to be delivered in smaller developments,



Option C allows a variable approach across the Borough, which could mean that no affordable housing is delivered in some areas.

- 7.17 In relation to other social effects, all policy options are predicted to result in minor positive (+) effects on wellbeing through the provision of sufficient housing to meet local needs but also community cohesion (SA objective 2: Community health) by delivering a greater distribution of communities of mixed tenures. However, Options B and C are also predicted to have minor negative (-) effects, because they could result in an undersupply and concentrations of tenures in particular areas.
- 7.18 Where economic effects are predicted (SA objective 3: Economy), option A is predicted to have minor positive (+) effects on the supply of housing to meet local workforce demands. While this is also the case for Options B and C, they might also lead to the under provision of affordable housing located near employment opportunities, leading to minor negative (-) effects.
- 7.19 Due to the narrow focus of these policy options, they are unlikely to affect the remaining SA objectives.

### The proportion of affordable dwellings to provide in qualifying developments

- 7.20 Four reasonable alternative policy options were considered for the proportion of affordable dwellings to provide in qualifying developments, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

<b>The proportion of affordable dwellings to provide in qualifying developments- policy options:</b>								
A. Follow the principles described in 2011-2029 Local Plan.								
B. Increase proportion of homes that will be sought from developers to provide as affordable housing.								
C. Lower proportion of homes that will be sought from developers to provide as affordable housing.								
D. Vary approach across borough.								
<b>SA Objective</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>				
SA1: Housing provision	++?	++/-?	--/+?	++?				
SA2: Community health	+	+/-	-	+/-				
SA3: Economy	0	0	0	0				
SA4: Road traffic / congestion	0	0	0	0				
SA5: Natural resources	0	0	0	0				
SA6: Pollution	0	0	0	0				
SA7: Climate change adaptation	0	0	0	0				
SA8: Climate change mitigation	0	0	0	0				
SA9: Waste	0	0	0	0				
SA10: Biodiversity and geodiversity	0	0	0	0				
SA11: Green infrastructure	0	0	0	0				
SA12: Landscape and townscape	0	0	0	0				
SA13: Cultural heritage	0	0	0	0				

### *Description of effects in relation to SA objectives*

- 7.21 The only significant effects identified for the policy options on the proportions of affordable dwellings to provide in qualifying developments, are in relation to meeting local housing need, in particular affordable housing need (SA objective 1: Housing provision). All options would make provision for some affordable housing to be delivered, but Options A and B would seek to provide the most, through setting the highest thresholds, hence a significant positive effect is identified. However, the extent to which the higher thresholds would be deliverable due to the viability of providing increased levels of affordable housing within qualifying developments is uncertain. The Council's preliminary work in December 2015 to update the 2012 Affordable Housing Viability Assessment<sup>34</sup> suggests that there is no realistic scope, in viability terms, to consider increasing the overall target above 35% across the borough. Therefore, Option B could also have a minor negative effect in relation to SA objective 1: Housing provision, as the higher threshold it requires may limit the amount of market housing that is able to be delivered. Option C, which seeks to lower the proportion of affordable homes that will be sought from developers, is considered therefore to have a significant negative (--) effect in relation to provision of affordable housing, although it may increase the amount of market housing that is provided, which would still contribute to the overall housing need of the Borough, hence the minor positive (+) effect also identified. Again, this is uncertain as it depends on future housing market circumstances and the viability of developments. Finally, Option D is also considered likely to have a significant positive (++) effect in relation to meeting local housing need because it seeks to vary the affordable housing requirement across the Borough, to take into account differences in land values and therefore should ensure the viability of all housing developments in different locations. This approach is supported in the updated affordable housing viability assessment. This effect is uncertain as it is not clear whether it would provide sufficient affordable housing to meet the identified need.
- 7.22 Option A is predicted to have minor positive (+) effects on community cohesion (SA objective 2: Community health) because it is more likely to deliver mixed tenure communities. Similarly, Options B, and D are also predicted to have minor positive (+) effects on increasing social cohesion, but along with Option C, they are also predicted to have a minor negative (-) effects, because they are more likely to result in undersupply of either affordable or market housing and increased separation of different tenure groups in different areas of the Borough.
- 7.23 Due to the narrow focus of these policy options, they are unlikely to affect the remaining SA objectives.

### **Specialised accommodation and providing for first time buyers and self-builders**

- 7.24 Three reasonable alternative policy options were considered for the specialised accommodation and providing for first time buyers and self-builders, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

<b>Provision of accommodation to meet specific needs and to provide for first time buyers and self-builders- policy options:</b>
A. Allocate specific sites for specialist housing types, such as starter homes, self-build homes, housing for older people and supported housing.
B. Require larger new development sites to include a range of specialist housing types, such as starter homes, self-build homes, housing for older people and supported housing.
C. Encourage the development of smaller homes in suitable locations for people to 'downsize' from larger properties.

<sup>34</sup> Eastleigh Borough Local Plan 2011-2036: Viability overview, December 2015

SA Objective	A	B	C					
SA1: Housing provision	++	++?	+					
SA2: Community health	+	+	+					
SA3: Economy	+	+	+					
SA4: Road traffic / congestion	0	0	0					
SA5: Natural resources	0	0	0					
SA6: Pollution	0	0	0					
SA7: Climate change adaptation	0	0	0					
SA8: Climate change mitigation	0	0	0					
SA9: Waste	0	0	0					
SA10: Biodiversity and geodiversity	0	0	0					
SA11: Green infrastructure	0	0	0					
SA12: Landscape and townscape	+/-	?	+/-					
SA13: Cultural heritage	0	0	0					

#### *Description of effects in relation to SA objectives*

- 7.25 The only significant effects identified for the policy options on provision of specialised accommodation are in relation to local housing need (SA objective 1: Housing provision). Option A would ensure that land is allocated for the provision of a range of housing types to meet specialist needs, leading to a significant positive (++) effect. While Option B does not allocate specific sites for specialist housing types, it would require new large developments to include a range of specialist housing types, therefore it is also likely to have a significant positive effect, but this is less certain (++?), as it depends on the amount of larger new developments coming forward. Option C would help to ensure that suitable homes are available for households downsizing, but is limited in its scope as it does not seek to allocate specific land for a wider range of housing needs, leading to only minor positive (+) effects on SA objective 1: Housing provision.
- 7.26 All three options aim to improve the provision of housing to meet local need. Housing provides basic shelter and warmth and therefore all three options would have a minor positive effect on individual wellbeing (SA objective 2: Community health). Options A and B would also help to ensure that a diverse workforce can be accommodated and in doing so, make the Borough more attractive to investors (SA objective 3: Economy), although this effect is uncertain as it depends on the extent to which starter homes and self-build homes are taken up by the working age population. Option C makes provision for 'downsizing', which would help to release larger existing housing which is under-occupied (e.g. by people who have retired). This would have the effect of freeing up larger houses which would be likely to be of more benefit to those of working age; therefore this option is also likely to have a minor positive (+) effect on SA objective 3: Economy, although this also uncertain as it depends on the extent to which larger existing houses are taken up by the working age population.
- 7.27 Options A and C seek to enable housing development in suitable locations. If this is done in conjunction with an assessment of Eastleigh's landscape sensitivity, it could lead to minor positive (+) effects on the landscape (SA objective 12: Landscape and townscape), but if not, new housing development could harm the landscape, leading to minor negative (-) effects.

The effect of Option B on this objective is uncertain (?), because it depends on where the new larger developments are proposed.

- 7.28 Due to the narrow focus of these policy options, they are unlikely to affect the remaining SA objectives.

## Delivering sites for Travelling Communities

- 7.29 Four reasonable alternative policy options were considered for delivering sites for travelling communities, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

<b>Options to address the needs of Travelling Communities:</b>								
A. Allocation for sites with extant planning permission and permanent permission of unauthorised sites								
B. Sub-division of pitches								
C. Extension to existing sites								
D. New sites								
<b>SA Objective</b> (number + summary)	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>				
SA1: Housing provision	++	++?	++	++				
SA2: Community health	+	+	+	+				
SA3: Economy	+	+	+	+				
SA4: Road traffic / congestion	0	0	0	0				
SA5: Natural resources	++?	++?	-?	-?				
SA6: Pollution	+	+	-?	+				
SA7: Climate change adaptation	?	?	?	+				
SA8: Climate change mitigation	0	0	0	0				
SA9: Waste	0	0	0	+				
SA10: Biodiversity and geodiversity	+/-	+	-?	+/-?				
SA11: Green infrastructure	0	0	0	0				
SA12: Landscape and townscape	++/-	++	+/-?	+/-?				
SA13: Cultural heritage	?	?	?	?				

- 7.30 These policy options seek to ensure that travelling communities have a sufficient number of sites to meet their needs. Option C proposes that provision of sites for travelling communities would be met by extending existing sites, while Option D, proposes that suitable land is allocated to meet traveller needs, and although Option A does not allocate specific sites for travelling communities, it proposes an approach where existing sites with extant planning permission, which has yet to be implemented, and suitable unauthorised sites are allocated. Therefore, Options A, C and D are likely to have a significant positive (++) effect on SA objective 1: Housing provision. Option B would provide opportunities to intensify existing sites to enable further pitches to be created, but it is less certain whether this would fully meet the need required compared to extending sites or providing new sites and therefore only a significant positive but uncertain (++) effect is identified for SA objective 1.
- 7.31 All four options are predicted to have minor positive (+) social and economic effects (SA objectives 2: Community health and 3: Economy), because they would help to ensure delivery of land to meet the housing needs of travelling communities, help improve social inclusion, accessibility to facilities and services, as well as improve accessibility to employment opportunities.

- 7.32 By seeking to focus development within existing sites, Options A and B would reduce the amount of greenfield land being developed, leading to significant positive (++) effects on SA objective 5: Natural resources and SA objective 12: Landscape and townscape. However, Option A is also predicted to have minor negative (-) effects on SA objective 12: Landscape and townscape, because existing unauthorised sites might already be in areas of landscape sensitivity. An indirect minor positive (+) effect of Options A and B, is that they might help to minimise the use of natural resources (SA objective 5) and in doing so protect local habitats and species (SA objective 10). However, the granting of permission for unauthorised sites in Option A, might also lead to minor negative (-) effects on SA objective 10: Biodiversity and geodiversity, due to increased pressure on local habitats and species.
- 7.33 Option D promotes sites being planned from the outset and this could have some minor positive (+) effects on SA objectives 6, 7, 9, 10 and 12 because of the potential to incorporate in planning application proposals strategies for pollution control, flood prevention, waste management, protection of local habitats and species and the setting within the countryside. These effects are uncertain though because they would be dependent on the details of the proposals coming forward at the planning application stage. The provision of new sites for these communities could involve an increased amount of greenfield land being developed, which could lead to minor negative but uncertain (-?) effects on SA objective 5: Natural resources, and SA objective 10: Biodiversity and geodiversity and SA objective 12: Landscape and townscape.
- 7.34 Option C proposes the extension of existing sites. If extensions are supported on sites where there is low landscape sensitivity, then this would help limit the impact of development on more sensitive areas of the countryside (SA Objective 12: Landscape and townscape), leading to minor positive (+) effects, but this is uncertain (?). As extensions would still increase the amount of greenfield land being developed, there may also be minor negative uncertain (-?) effects on SA objective 12: Landscape and townscape. Related to this, the increase in greenfield land that could be developed through extensions to existing sites could lead to minor negative uncertain (-?) effects in relation to SA Objective 5: Natural resources. There may also be less opportunity to incorporate mitigation strategies for pollution control in extending existing sites and therefore there could be a minor negative but uncertain (-?) effect on SA objective 6: Pollution. The extension of sites might also lead to the loss of habitats and increased pressure on species, therefore this option is predicted to have minor negative but uncertain (-?) effects on SA objective 10: Biodiversity and geodiversity.
- 7.35 Options A, B and C would have uncertain (?) effects on SA objective 7 (Climate change adaptation), as it is unknown whether the existing sites (and their possible extensions under Option C) would be in areas at high risk of flooding. All options would also have uncertain (?) effects on SA objective 13 (Cultural heritage), as it depends on the proximity and any current impacts of existing sites on heritage assets (Options A and B), or the location of new sites (Option D) or extensions (Option C) in relation to any heritage assets.
- 7.36 These policy options are unlikely to affect SA objective 4 (Road traffic/congestion) as the scale of these sites is likely to be small, and SA objective 11 (Green infrastructure) as there is unlikely to be many opportunities to incorporate green infrastructure within these type of sites.

## Houses in multiple occupation

- 7.37 No reasonable alternative policy options have been proposed for dealing with the issue of houses in multiple occupation (HMOs) as it has very little evidence to demonstrate that there is a significant issue. It has therefore asked consultees whether there any areas in Eastleigh where HMOs are considered a problem, and if there is there a need to specifically address the issue of managing the provision of HMOs within the Borough. No SA is required for these opinion/information seeking consultation questions.

## Densities and building standards

- 7.38 Seven reasonable alternative policy options were considered for densities and building standards, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

<b>Densities and building standards - policy options:</b>								
A. Follow the principles described in 2011-2029 Local Plan. B. Increase minimum residential densities in areas of high accessibility. C. Increase minimum densities everywhere. D. Pursue nationally described internal space standards. E. Seek higher water efficiency standards than minimum building regulation requirements. F. Maintain separate requirement for 15% reduction of total predicted emissions from new homes. G. Review thresholds for seeking BREEAM Communities 'excellent' standard to consider only applying to larger schemes and/or to allow for application on mixed used schemes. H. Seek to deliver a significant proportion of homes which meet high accessibility standards, and in particular are wheelchair accessible.								
<b>SA Objective</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>
SA1: Housing provision	++	-	-	0	0	0	++	+
SA2: Community health	++	-	-	++	0	0	+	+
SA3: Economy	++	++	++	0	0	0	0	0
SA4: Road traffic / congestion	++	++	+/-	0	0	0	0	0
SA5: Natural resources	+++	+++	+++	0	+	0	0	0
SA6: Pollution	?	0	0	0	0	+	+	0
SA7: Climate change adaptation	?	0	0	0	+	+	+	0
SA8: Climate change mitigation	?	0	0	0	0	+++	+	0
SA9: Waste	?	0	0	++	0	0	+	0
SA10: Biodiversity and geodiversity	++	++	+/-	0	0	0	0	0
SA11: Green infrastructure	0	0	0	0	0	0	0	0
SA12: Landscape and townscape	+++	+++	+/-	0	0	0	0	0
SA13: Cultural heritage	0	0	0	0	0	0	0	0

### Description of effects in relation to SA objectives

- 7.39 While these policy options are primarily about the design and building standards of new development within the Borough, by seeking higher density developments, Options A, B and C would reduce the amount greenfield land being developed, leading to significant positive (++) effects on SA objective 5: Natural resources and SA objective 12: Landscape and townscape. An indirect benefit and therefore minor positive (+) effect of these three options is also the potential to protect local habitats and species (SA objective 10: Biodiversity and geodiversity). However, Option C is also predicted to have minor negative (-) effects on SA objective 10: Biodiversity and geodiversity and SA objective 12: Landscape and townscape. This is because

high density housing might not be suitable in rural locations and could lead to increased pressure on local habits and species and impacts on the landscape outside of urban areas.

- 7.40 Where social and economic benefits were identified for SA objective 1: Housing provision, 2: Community health and 3: Economy, these were generally minor positive (+), because they would either help to ensure delivery of homes to meet a range of households needs (Options A, G and H), help improve social inclusion and accessibility to facilities and services (Options A, G and H) and improve accessibility to employment opportunities (Options A-C). However, there is some uncertainty for Option A as the ability to seek 'Lifetime Homes' as part of new development was recently removed by the government. Options B and C could have minor negative but uncertain (-?) effects as by increasing minimum residential densities they could potentially lead to the under supply of suitable housing for specific groups e.g. larger family homes in urban areas, and increased separation of different tenure groups in different areas of the Borough. Options D, E and F are not predicted to have any effect upon these SA objectives, except that Option D may help to improve living conditions within new residential developments and have an indirect positive effect on SA objective 2: Community health through maintaining national internal space standards. By improving proximity of residential development to facilities, and services and employment opportunities, Options A, B and C should also help ensure people without access to a private vehicle are not disadvantaged, leading to minor positive (+) effects on SA objective 4: Road traffic/congestion. However Option C is also predicted to result in minor negative (-) effects for sustainable transport, because it could lead to the oversupply of new housing development in less accessible areas of the Borough.
- 7.41 Options E, F and G could have some minor positive (+) effects on SA objectives 6: Pollution, 7: Climate change adaptation, 8: Climate change mitigation and 9: Waste, because of their focus on either water efficiency (Option E), reducing greenhouse emissions (Option F), ensuring sufficient storage within residential development (e.g. for recyclables) (Option D) or a combination of these things (Options A and G), which could help ensure that new development minimises the use of natural resources (SA objective 6: Pollution), is adapted to climate change and helps to reduce risk from flooding to people and property (SA objective 7: Climate change adaptation), reduces climate change (SA objective 8: Climate change mitigation) or helps to encourage sustainable waste management (SA objective 9: Waste). Option F would have significant positive (++) effects for SA objective 8: Climate change mitigation because it seeks to reduce greenhouse gas emissions from new homes. Option A may also have benefits for SA objectives 6: Pollution, 7: Climate change adaptation, 8: Climate change mitigation and 9: Waste but this is uncertain (?) because while it would continue the broad principle of ensuring new development meets specific sustainable design standards e.g. code for suitable homes, some of these principles have been replaced or superseded by new national government standards, which may not be as stringent, and it will depend on whether the Council uses its discretion to include higher sustainable design standards for new development than the current government standards.
- 7.42 These eight options are generally 'mix and match' in that only Option A covers all the aspects that a Design and Building Standards policy might cover. A mixture of Options A-H that seek to maximise the inclusion of sustainable design standards while ensuring that they will be deliverable and not compromise the provision of sufficient homes within the borough would be an approach which would offer the most in the way of significant positive effects.

## Existing employment sites

- 7.43 Four reasonable alternative policy options were considered for existing employment sites, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

Existing employment sites- policy options:
A. Follow the principles described in 2011-2029 Local Plan.
B. Use Article 4 directions on sites which are identified as being of specific importance to meet future employment needs.



- C. Omit policy in the light of imminent changes to government policy with regard to permitted development rights.
- D. Relax policy approach to provide for community/leisure facilities in employment areas.

SA Objective	A	B	C	D				
SA1: Housing provision	0	-?	+	0				
SA2: Community health	+	0	0	++?				
SA3: Economy	++	++	--?	+/-				
SA4: Road traffic / congestion	0	0	0	0				
SA5: Natural resources	0	0	0	0				
SA6: Pollution	0	0	0	0				
SA7: Climate change adaptation	0	0	0	0				
SA8: Climate change mitigation	0	0	0	0				
SA9: Waste	0	0	0	0				
SA10: Biodiversity and geodiversity	0	0	0	0				
SA11: Green infrastructure	0	0	0	0				
SA12: Landscape and townscape	0	0	0	0				
SA13: Cultural heritage	0	0	0	0				

#### *Description of effects in relation to SA objectives*

- 7.44 The only significant effects identified for the policy options on existing employment are in relation to SA objective 2: Community health and SA objective 3: Economy. Options A and B would help ensure that a range of existing employment sites are retained to meet future economic requirements including access to local centres and major industrial sites, leading to significant positive (++) effects on SA objective 2: Community health. Option C could result in the loss of existing employment sites, leading to significant negative but uncertain (--?) effects on employment opportunities and the local economy. The uncertainty relates to how many proposals to convert existing employment sites to residential uses would actually come forward. While Option D is predicted to have minor positive (+) effects on preventing the loss of existing employment sites, it is also predicted to have minor negative (-) effects on the wider economy, due to loss of economic activity that might otherwise occur in sites which are converted to community and leisure uses. Conversely, Option D could have a significant positive effect on SA objective 2: Community health because it would improve opportunities for people to participate in cultural, leisure and recreation activities.
- 7.45 The remaining effects predicted in relation to the social objectives (SA objective 1: Housing provision and SA objective 2: Community health), are minor positive (+) for Option C, but minor negative (-) for Option B. Option C would support the conversion of offices and light industrial units for housing and would therefore have a minor positive effect on meeting local housing needs, whereas Option B proposes removing the permitted development right to change offices etc. to residential use. These effects are uncertain because they would depend on how much additional housing is actually delivered (or discouraged) within the Borough. While Option A will help to ensure that people have access to jobs, which can help prevent social exclusion and it would only permit the loss of employment uses where there would be over-riding community benefits hence the minor positive effect on SA objective 2: Community health, it does not support the conversion of employment uses to residential and is therefore unlikely to have any effect on housing.

- 7.46 Due to the narrow focus of these policy options, they are unlikely to affect the remaining SA objectives.

## Retail and other town centre uses

- 7.47 Four reasonable alternative policy options were considered for retail and other town centre uses, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

<b>Retail and other town centre uses - policy options:</b>								
A. Follow the principles described in 2011-2029 Local Plan.								
B. Reduce policy restraint on town centre uses at Hedge End retail park and prepare masterplan to facilitate comprehensive long term redevelopment.								
C. Require commitment from developers to regenerate those local centres affected by large scale development in areas they are promoting.								
D. Relax 2011-2029 approach to provide for more diverse uses in town and local centres e.g. further cultural & leisure activities, artisan activities and residential.								
SA Objective	A	B	C	D				
SA1: Housing provision	0	0	0	+				
SA2: Community health	+	0	+	++?				
SA3: Economy	++/-	++?	++?	++/-				
SA4: Road traffic / congestion	+	-	+	+				
SA5: Natural resources	+	+	+	+				
SA6: Pollution	0	0	0	0				
SA7: Climate change adaptation	0	0	0	0				
SA8: Climate change mitigation	0	0	0	0				
SA9: Waste	0	0	0	0				
SA10: Biodiversity and geodiversity	0	0	0	0				
SA11: Green infrastructure	0	0	0	0				
SA12: Landscape and townscape	+	+	+	+				
SA13: Cultural heritage	+	+	+	+				

### *Description of effects in relation to SA objectives*

- 7.48 The options for protecting Retail and other town centre uses are likely to have significant positive effects on three of the SA objectives. Option D is likely to have a significant positive (++) effect on access to recreational and leisure facilities (SA objective 2: Community health) as its primary purpose is to encourage more diverse uses of town and local centres, which could include health related facilities like gyms. Options A and C are predicted to have minor positive (+) effects, because they could result in improvements to local centres, which helps improve community wellbeing. Option B, which would enable town centre uses to be located at the Hedge End retail part is unlikely to affect SA objective 2: Community health.

- 7.49 All four options could help to enhance the attractiveness of local centres and increase competition across the district, which would help to encourage new businesses and workforce to the Borough, leading to significant positive (++) effects on SA objective 3: Economy. However, Option A is also predicted to have a minor negative (-) effect, due to restrictions on the expansion or establishment of retail and office development in out-of-centre locations, as this could restrict emerging economies e.g. high technological industries, which may be more suited to out of town locations. Similarly, Option D is also predicted to have minor negative (-) effects, because it would restrict office use in town and local centres.
- 7.50 Option D is predicted to have minor positive (+) effects on the provision of new housing within town centres (SA objective 1: Housing provision), while the other three options are unlikely to have any effect on this objective.
- 7.51 Options A, C and D could help to reduce travel by car and have a minor positive effect on SA objective 4: Road traffic/congestion, by providing retail and town centre uses within the Borough's main town centres and local centres, as opposed to out-of-centre locations. Conversely, Option B could have a minor negative (-) effect due to making the out-of-centre retail development at Hedge End more attractive to other employment uses. All four policy options could lead to efficient use of brownfield sites and vacant buildings, which would reduce the likelihood of development on higher quality agricultural land and potentially protect, reuse and restore historic sites and their settings and protect the wider landscape of the Borough resulting in minor positive (+) effects on SA objectives 5: Natural resources, SA objective 12: Landscape and townscape and SA objective 13: Cultural heritage. However, these effects are uncertain (?) as they will depend on the design of proposals that come forward, which will not be known until the planning application stage.
- 7.52 Due to the narrow focus of these policy options, they are unlikely to affect the remaining SA objectives.
- 7.53 These four options are 'mix and match' because Option B relates to the regeneration of Hedge End retail development only and does not cover town and local centres, whereas Option C only relates to requirements for developers of new large developments in the locations where they occur. A mixture of Options A-D that seeks to draw out the benefits of each option into one policy would be an approach which would offer the most in the way of significant positive effects.

## Infrastructure

### Transport

- 7.54 Seven reasonable alternative policy options were considered for transport infrastructure, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

Transport-policy options:
<p>A. Follow the principles described in 2011-2029 Local Plan.</p> <p>B. Make provision for park and ride facilities in Eastleigh Borough to i) Provide access to the City of Southampton? ii) Provide access to Chandler's Ford business areas and the Ford site &amp; Riverside?</p> <p>C. Encouraging improvements to public transport hubs to promote sustainable transport options for onwards journeys.</p> <p>D. In response to poor air quality issues, relieve congestion by providing additional road links at areas specifically affected e.g. Eastleigh town centre.</p> <p>E. Promote new stations on existing routes to serve potential new development and existing communities (e.g. Boyatt Wood &amp; Allbrook).</p> <p>F. Increase parking standards on new development to provide additional parking provision.</p> <p>G. Reduce parking standards on new development.</p>

SA Objective	A	B	C	D	E	F	G	
SA1: Housing provision	0	0	0	0	0	0	0	
SA2: Community health	++?/-	+	+	+/-	+	-	-?	
SA3: Economy	++	++	++	+	++	+	-?	
SA4: Road traffic / congestion	++/-	++?	++	+/-	++	--	-?	
SA5: Natural resources	+/-	+	+	-?	-?	-?	0	
SA6: Pollution	++/-	++?	++	+/-	++	--	-?	
SA7: Climate change adaptation	0	0	0	0	0	0	0	
SA8: Climate change mitigation	++?	++?	++	--	++	--	-?	
SA9: Waste	0	0	0	0	0	0	0	
SA10: Biodiversity and geodiversity	-?	-?	0	-?	-?	0	0	
SA11: Green infrastructure	++/-	0	0	0	0	0	0	
SA12: Landscape and townscape	-?	-?	0	-?	-?	0	0	
SA13: Cultural heritage	-?	-?	0	-?	-?	0	0	

#### *Description of effects in relation to SA objectives*

- 7.55 The Transport policy options are likely to have significant positive or negative effects on SA objective 2: Community health, SA objective 3: Economy, SA objective 4: Road traffic/congestion, SA objective 6: Pollution, SA objective 8: Climate change mitigation and SA objective 11: Green infrastructure.
- 7.56 Options A, B, C and E are identified as having significant positive (++) effects in relation to SA objective 3: Economy, because they include approaches to enhance the range of sustainable transport options to and from existing major employment areas such as Southampton Airport Parkway, the City of Southampton, the Riverside and Ford site which should make the Borough more attractive to business, investors and job seekers. Option D and F could have minor positive (+) effects, because they could both improve accessibility to employment opportunities due to providing additional road links or parking provision. However, this effect is uncertain (?) as it will depend on specific locations of the additional road links and whether the additional parking is within residential developments only, or includes new employment developments. Conversely, by reducing parking standards on new development, Option G may make access to employment areas more difficult for residents and have a minor negative (-) effect, although it is uncertain (?) how and where the reduced parking standards would apply.
- 7.57 Options A, B, C and E encourage improvements to public transport infrastructure and services, which may encourage modal shift (including walking and cycle to access the public transport services) leading to significant positive (++) effects in relation to reducing road traffic/congestion (SA objective 4: Road traffic / congestion ), reducing air pollution (SA objective 6: Pollution) and greenhouse gas emissions (SA objective 8: Climate change mitigation). Option A focuses on sustainable transport improvements as well as highway projects like improvements to junction 8 of the M27, therefore it is likely to result in mixed significant positive and minor negative (++)/- effects. Option B makes provision for park and ride facilities, which would still have encourage an element of car journeys to reach the park and ride facilities, therefore the significant positive effects on these objectives are uncertain.

Option E is predicted to have significant negative (--) impacts on these objectives because it focuses solely on infrastructure to accommodate increased car use. While Option D could encourage increased car use due to the provision of new road links, its effects are considered to be mixed minor positive and negative (+/-) because new roads would help to reduce road congestion and localised air pollution particularly in AQMAs. The effects of Option F are less certain, but as they may still result in some parking provision they are considered likely to have minor negative but uncertain (-?) effects on these objectives.

- 7.58 Option A includes specific actions to develop new footpath, cycleway and bridleway links throughout the borough, linking county parks, the coast, the South Downs National Park, parishes and Eastleigh Town Centre. This is likely to increase and enhance the use of the Borough's multifunctional green infrastructure, leading to significant positive (++) effects on SA objective 11: Green infrastructure. However, Option A might result in a loss of existing green space through highway and junction improvements and development of new road accesses into Eastleigh Riverside and therefore minor negative (-) effects are also identified for this policy in relation to this objective. All other options are unlikely to have any impact on SA objective 11: Green infrastructure.
- 7.59 Options A, B, D and E would all result in development of new road or public transport infrastructure (park and ride facilities and rail stations), which could be on greenfield sites in out of town locations and could therefore have negative effects in relation to SA objective 10: Biodiversity and geodiversity, SA objective 12: Landscape and townscape and SA objective 13: Cultural heritage. However, these effects are minor and uncertain (-?) because they will depend on the specific locations and design of infrastructure proposals, which are not known at this stage. Options C, F and G are not considered likely to affect these objectives because they would either improve existing transport hubs (Option C) or relate to parking standards within new developments, the potential effects of which would relate to the development as a whole rather than just the parking standards.
- 7.60 Option A could have a significant positive (++) effect on SA objective 2: Community health, while Options B, C, E and G could have minor positive (+) effects, as they are all likely to promote a modal shift to sustainable transport modes, including public transport, walking and cycling which could help encourage communities and visitors to lead a more active lifestyle. In addition, the options which encourage modal shift away from private car, as well as Option D, which seeks to reduce congestion and improve air quality could have a minor positive effect on people's health. However, Options A, D, F and G could also encourage increased car use and therefore have a minor negative effect on healthy lifestyles.
- 7.61 The focus of these policy options on transport infrastructure means that effects are unlikely in relation to SA objectives 1: Housing provision, 7: Climate change adaptation, 9: Waste and 13: Cultural heritage.
- 7.62 These seven options are generally 'mix and match' in that only Option A covers all the aspects that a Transport policy might cover. A mixture of Options A-G that seek to maximise the use of sustainable transport modes in one policy would be an approach which would offer the most in the way of significant positive effects.

### Green open spaces and habitats

- 7.63 Five reasonable alternative policy options were considered for green open spaces and habitats (green infrastructure), as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

<b>Green open spaces and habitats - policy options:</b>
A. Follow the principles described in 2011-2029 Local Plan.
B. Require developers of large developments to provide large scale green space to accompany their proposals.
C. Identify further new large scale green spaces in suitable locations to meet longer term needs for recreation and/or biodiversity.
D. Designate Local Green Spaces across borough.
E. Enable Local Green Spaces through neighbourhood plans

SA Objective	A	B	C	D	E			
SA1: Housing provision	0	0	0	0	0			
SA2: Community health	++	++	++	+	+			
SA3: Economy	+	+	+	+	+			
SA4: Road traffic / congestion	+	+	+	+	+			
SA5: Natural resources	+	+	+	+	+			
SA6: Pollution	0	0	0	0	0			
SA7: Climate change adaptation	+	+	+	+	+			
SA8: Climate change mitigation	+	+	+	+	+			
SA9: Waste	0	0	0	0	0			
SA10: Biodiversity and geodiversity	++	+	++	+	+			
SA11: Green infrastructure	++	++	++	+	+			
SA12: Landscape and townscape	+	+	+	+	+			
SA13: Cultural heritage	+	+	+	+	+			

#### *Description of effects in relation to SA objectives*

- 7.64 Significant positive effects are identified for the policy options on green open spaces and habitats, in relation to SA objective 2: Community health, SA objective 10: Biodiversity and geodiversity, and SA objective 11: Green infrastructure.
- 7.65 Options A, B and C all support the provision of a strategically linked network of green infrastructure (hence the significant positive (++) effects identified for SA objective 11: Green infrastructure) but to varying degrees. Option A (following the previous Local Plan principles) would seek to protect, enhance and expand green infrastructure through new developments and other initiatives, but does not require green infrastructure provision in new developments. Option B would require large scale developments to provide large scale green space, but may miss opportunities for new smaller scale green space and protection or enhancement of existing open space, and Option C would identify additional new large scale green spaces in suitable locations to meet longer term needs, but also does not address protection or enhancement of existing green space. Options D and E only address designation of existing green spaces as Local Green Spaces, therefore they are likely to have only a minor positive (+) effect on SA objective 11: Green infrastructure.
- 7.66 Through the provision and protection of green infrastructure within the Borough, all options would help to encourage active lifestyles, however, Options A, B and C are likely to have significant positive (++) effects for SA objective 2: Community health, whereas Options D and E will depend on how many existing green spaces meet the NPPF criteria for Local Green Space designation and if they are suitable to meet local recreational needs. Therefore, these options are predicted to have minor positive effects with uncertainty (+?).
- 7.67 Options A and C make specific reference to the aim of accommodating the biodiversity interest of open spaces, which leads to significant positive (++) effects in relation to SA objective 10: Biodiversity and geodiversity. While the other policy options are likely support habitat conservation and enhancement, the nature of spaces that will be provided by developers in Option B is not known or if any of the green spaces designated in Options D and E could

support local biodiversity needs. Therefore, Options B, D and E are predicted to have minor positive effects with uncertainty (+?).

- 7.68 Minor positive (+) effects for all policy options were identified in relation to seven other SA objectives, because of the benefits that green infrastructure brings in relation to tourism (supporting SA objective 3: Economy), improved opportunities for alternative modes of transport (SA objective 4: Road traffic/congestion), reducing the risk of flooding through increasing the cover of permeability (SA objective 7: Climate change adaption), helping to reduce carbon emissions through maintaining/increasing green space in the Borough (SA objective 8: Climate change mitigation) and indirect benefits for SA objective 12: Landscape and townscape and the setting of cultural assets (SA objective 13: Cultural heritage). However, these minor positive effects are subject to uncertainty (?) for Options D and E, as they only relate to the designation of Local Green Spaces, and not provision of wider green infrastructure networks.
- 7.69 Due to the narrow focus of these policy options, they are unlikely to affect the remaining SA objectives.
- 7.70 Given the slightly different focus of Options A-C (relating more to provision of strategically linked networks of green infrastructure) from Options D-E (relating to designation of Local Green Spaces only), it is likely that a mixture of Options A-C and D-E so that both the strategic green infrastructure network and Local Green Spaces are addressed in one policy would be an approach which would offer the most in the way of significant positive effects.

## Environmental quality

### Sustainable urban drainage systems

- 7.71 Three reasonable alternative policy options were considered for sustainable urban drainage systems, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

<b>Sustainable urban drainage systems - policy options:</b>								
A. Use national standards.								
B. Require SUDS to be considered for all new developments.								
C. Develop local standards which ensure SUDS provide multiple benefits including safeguarding water quality.								
<b>SA Objective</b>	<b>A</b>	<b>B</b>	<b>C</b>					
SA1: Housing provision	0	0	0					
SA2: Community health	+	+	+					
SA3: Economy	0	0	0					
SA4: Road traffic / congestion	0	0	0					
SA5: Natural resources	0	0	0					
SA6: Pollution	+	+	++					
SA7: Climate change adaptation	++	++	+					
SA8: Climate change mitigation	0	0	0					
SA9: Waste	0	0	0					
SA10: Biodiversity and geodiversity	+	+	+					
SA11: Green infrastructure	+	+	+					



SA12: Landscape and townscape	0	0	0					
SA13: Cultural heritage	0	0	0					

### *Description of effects in relation to SA objectives*

- 7.72 Significant positive effects are identified for the policy options on sustainable drainage systems (SuDS), in relation to SA objective 6: Pollution and SA objective 7: Climate change adaptation. While all three options would be likely to have positive effects on reducing surface water runoff thereby reducing water pollution, Option C would set local standards, specifically referring to safeguarding of water quality, therefore leading to significant positive (++) effects. Options A is less rigorous, in that it will only ensure that certain sized of developments incorporate SuDS, therefore a minor positive (+) effect is predicted. Similarly, all options are likely to increase the level of permeable ground across the Borough, which would reduce the risk of flooding and have a positive effect in relation to SA objective 7: Climate change adaptation. However, Options A and B are predicted to have significant positive (++) effects in (SA objective 7: Climate change adaptation), because they may be more stringent than Option C (setting local standards). The effects of Options A and C are uncertain because it is not known how many developments of 10 or fewer dwellings might be proposed and therefore not have to include SuDS (in line with the national standards), or whether the local standards set in Option C would be as stringent as Option B.
- 7.73 Where social impacts are predicted in relation to SA objective 2: Community health, these are predicted to be minor positive but uncertain (+?) for all three options, because they will help improve water quality for the Borough's residents and reduce the risk of flooding to properties. Increasing the use of SuDS across the Borough is also likely to reduce loss of greenfield land within new developments, retaining and creating habitats and therefore all three options are also predicted to have a minor positive (+) effects on SA objective 10: Biodiversity and geodiversity and SA objective 11: Green infrastructure.
- 7.74 Due to the narrow focus of these policy options, they are unlikely to affect the remaining SA objectives.

### **Pollution**

- 7.75 Just one reasonable alternative policy option was considered for dealing with pollution, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

<b>Pollution - policy options:</b>								
A. Follow the principles described in 2011-2029 Local Plan. The Council has not identified any reasonable non-spatial alternative approaches to this policy.								
<b>SA Objective</b>	<b>A</b>							
SA1: Housing provision	0							
SA2: Community health	+							
SA3: Economy	+							
SA4: Road traffic / congestion	0							
SA5: Natural resources	+							
SA6: Pollution	++							

SA7: Climate change adaptation	+							
SA8: Climate change mitigation	+							
SA9: Waste	0							
SA10: Biodiversity and geodiversity	+							
SA11: Green infrastructure	0							
SA12: Landscape and townscape	+							
SA13: Cultural heritage	0							

### Description of effects in relation to SA objectives

- 7.76 The only significant effects identified for this pollution policy option, is in relation to the reduction in pollution (SA objective 6: Pollution). The option seeks to address current and future causes of pollution by restricting development in areas which would cause unacceptable environmental impacts through air, water, noise/vibration or light pollution or land contamination. It also seeks to ensure that effective mitigation is adopted e.g. remediation of contaminated land, leading to significant positive (++) effects on SA objective 6: Pollution.
- 7.77 Where other environmental impacts were identified (SA objective 5: Natural resources, SA objective 7: Climate change adaptation, SA objective 8: Climate change mitigation, SA objective 10: Biodiversity and geodiversity and SA objective 12: Landscape and townscape ), these were predicted to be minor positive (+), because the restriction on development would reduce potential harm to the environment, indirectly helping to protect habitats and species, while also improving environmental quality and reducing harmful air pollutants.
- 7.78 This option is also predicted to have indirect minor positive (+) social and economic effects, due to improvements to air quality (SA objective 2: Community health) and environmental quality (SA objective 3: Economy). Many of these minor effects are subject to uncertainty (?).
- 7.79 Due to the narrow focus of this policy option, it is unlikely to affect the remaining SA objectives.

### Sports facilities

- 7.80 Two reasonable alternative policy options were considered for sports facilities, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

<b>Sports facilities - policy options:</b>								
A. Following the principles described in 2011-2029 Local Plan.								
B. Make specific provision for new sporting facilities to meet projected future needs.								
<b>SA Objective</b>	<b>A</b>	<b>B</b>						
SA1: Housing provision	0	0						
SA2: Community health	++	++						
SA3: Economy	+	+						
SA4: Road traffic / congestion	0	0						
SA5: Natural resources	0	0						

SA6: Pollution	0	0						
SA7: Climate change adaptation	+	+						
SA8: Climate change mitigation	0	0						
SA9: Waste	0	0						
SA10: Biodiversity and geodiversity	+/-	+/-						
SA11: Green infrastructure	+	+						
SA12: Landscape and townscape	+	+						
SA13: Cultural heritage	0	0						

### Description of effects in relation to SA objectives

- 7.81 The primary aim of both policy options is to help ensure that there is a suitable provision of open space and sports facilities to meet local needs, which will encourage active lifestyles leading to significant positive (++) effects upon the health and wellbeing of communities (SA objective 2: Community health).
- 7.82 Both policy options are also predicted to have minor positive (+) effects on encouraging tourism-related development to support sporting events, therefore contributing to a diverse local economy (SA objective 4: Road traffic / congestion). Increasing recreation and open space facilities (likely to be achieved through both policy options) would also have the indirect effect of increasing green infrastructure (SA objective 11: Green infrastructure), where these facilities are outdoors and incorporate unpaved surfaces. This is likely to have a minor positive effect (+) on flood risk mitigation (SA objective 7: Climate change adaptation), by increasing the area of permeable surfaces within the Borough. The provision of additional green space and sporting facilities such as parks and sports fields would also have an indirect minor positive (+) effect on enhancing local landscapes (SA objective 12: Landscape and townscape). However, the effects on SA objective 12: Landscape and townscape, SA objective 11: Green infrastructure and SA objective 12: Landscape and townscape are uncertain for option B, as they will depend on the extent to which open space is provided in addition to sporting facilities, as open space is not referred to in Option B.
- 7.83 Both options are also predicted to have a minor positive effect (+) on local habitats and species (SA objective 10: Biodiversity and geodiversity), because of the protection and increase of green infrastructure for local habitats, but minor negative (-) effects, due to the loss of habitats from development or disturbance from increased footfall.
- 7.84 Due to the narrow focus of these policy options, they are unlikely to affect the remaining SA objectives.

### Community facilities

- 7.85 Five reasonable alternative policy options were considered for delivering community facilities, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

<b>Community facilities- policy options:</b>
A. Follow the principles described in 2011-2029 Local Plan.
B. Widen definition to include commercial children's nurseries.
C. Continue to focus community facilities within existing settlements.
D. Relax policies to enable community facilities outside existing settlements.

E. Presumption towards multi-use community facilities rather than single-use design.

SA Objective	A	B	C	D	E			
SA1: Housing provision	0	0	0	0	0			
SA2: Community health	++?	++?	++?	++	++?			
SA3: Economy	+	+	+	+	+			
SA4: Road traffic / congestion	++?	+	++	++?	+			
SA5: Natural resources	+	0	+	-	+			
SA6: Pollution	+	0	+	-	+			
SA7: Climate change adaptation	0	0	0	0	0			
SA8: Climate change mitigation	0	0	0	0	0			
SA9: Waste	0	0	0	0	0			
SA10: Biodiversity and geodiversity	+	0	+	-	+			
SA11: Green infrastructure	0	0	0	0	0			
SA12: Landscape and townscape	+	0	+	-	+			
SA13: Cultural heritage	0	0	0	0	0			

*Description of effects in relation to SA objectives*

- 7.86 The primary focus of all the policy options is to ensure that local infrastructure requirements for communities are met through provision of facilities and services including medical facilities, community halls, places of worship and schools (Options A, C, D and E) and nurseries (Option B). Therefore, all five options are predicted to have significant positive (++) effects on SA objective 2: Community health. However, it is uncertain whether Options A, B, C or E would deliver sufficient facilities to communities outside of the urban areas.
- 7.87 Options A, C and D are likely to reduce the need to travel, as they would focus provision of community facilities within urban areas and therefore close to where the majority of residents live, but Option D would also enable some community facilities to be delivered outside existing settlements. These options could potentially encourage the use of sustainable forms of transport leading to significant positive (++) effects on SA objective 4: Road traffic/congestion, however, this is less certain for Option D, as the facilities outside of existing settlements may only be accessible by private car. Options B and E are predicted only to have minor positive (+) effects with uncertainty, because it is not clear where the new facilities would be located.
- 7.88 The economic impacts identified are minor positive (+) for all policy options, because they are likely to improve the attractiveness of the Borough to labour and investment (SA objective 3: Economy).
- 7.89 Options A, C and E are more likely to reduce green field development because they seek to focus development of community facilities within existing settlements or promote the multi-use of space within the new facilities. These three options would therefore provide indirect protection to the environment leading to minor positive (+) effects on SA objective 5: Natural resources, SA objective 6: Pollution, SA objective 10: Biodiversity and geodiversity and SA objective 12: Landscape and townscape, although this is uncertain (?) for Option E, as it is not clear where the multi-use facilities would be focused. Option D is identified as having an

opposite effect in relation to these issues, leading to minor negative (-) effects. Option B is not predicted to have any impact of these SA objectives.

- 7.90 Due to the narrow focus of these policy options, they are unlikely to affect the remaining SA objectives.
- 7.91 Given that Options B and E do not relate specifically to the general location of community facilities but rather the types of community facilities to deliver, it is likely that a policy approach including a mixture of Options A, C and/or D with Options B and E would be an approach which would offer the most in the way of significant positive effects.

## Nature conservation

- 7.92 Just one reasonable alternative policy option was considered for nature conservation, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

<b>Nature Conservation - policy options:</b>								
A. Follow the principles described in 2011-2029 Local Plan.								
The Council has not identified any reasonable alternative approaches to this policy.								
<b>SA Objective</b>	<b>A</b>							
SA1: Housing provision	0							
SA2: Community health	0							
SA3: Economy	+/-							
SA4: Road traffic / congestion	0							
SA5: Natural resources	+							
SA6: Pollution	+							
SA7: Climate change adaptation	+							
SA8: Climate change mitigation	0							
SA9: Waste	0							
SA10: Biodiversity and geodiversity	++/-							
SA11: Green infrastructure	++							
SA12: Landscape and townscape	+							
SA13: Cultural heritage	0							

### Description of effects in relation to SA objectives

- 7.93 The primary focus of this policy option is to protect and enhance biodiversity and therefore significant positive (++) effects are predicted in relation to the option's potential contribution to national and local biodiversity targets (SA objective 10: Biodiversity and geodiversity), while also protecting, conserving and enhancing habitats and providing green infrastructure (SA objective 11: Green infrastructure). However, there is no reference to protection of the Borough's geodiversity within the proposed policy approach or anywhere else in the non-

spatial policy options, therefore a minor negative (-) effect is also identified in relation to the geodiversity element of SA objective 10: Biodiversity and geodiversity.

- 7.94 Where other environmental effects are predicted (SA objective 5: Natural resources, SA objective 6: Pollution, SA objective 7: Climate change adaptation and SA objective 12: Landscape and townscape), these are likely to be minor positive (+), because the conservation and enhancement of natural habitats and features, protection of nature conservation sites and provision of green infrastructure would all help to maintain and increase the green infrastructure networks within the Borough, in turn helping to protect landscape character, reduce and mitigate pollution impacts, and help prepare the Borough for climatic changes, e.g. through rainwater attenuation.
- 7.95 The option is also predicted to have a mixed effect on the local economy (SA objective 3: Economy); minor positive (+) due to the benefit for tourism and other service industries of protecting the natural environment, but minor negative (-) effects on the wider economy, due to the potential restrictions on economic activity on sites protected for their contribution to conservation.
- 7.96 Due to the narrow focus of this policy option, it is unlikely to affect the remaining SA objectives.

## Heritage assets

- 7.97 Just one reasonable alternative policy options was considered for heritage assets, as shown in the SA matrix below. The potential sustainability effects are described below the matrix.

<b>Heritage assets - policy options:</b>								
A. Follow the principles described in 2011-2029 Local Plan. The Council has not identified any reasonable alternative approaches to this policy.								
<b>SA Objective</b>	<b>A</b>							
SA1: Housing provision	0							
SA2: Community health	+							
SA3: Economy	+							
SA4: Road traffic / congestion	0							
SA5: Natural resources	0							
SA6: Pollution	0							
SA7: Climate change adaptation	0							
SA8: Climate change mitigation	0							
SA9: Waste	0							
SA10: Biodiversity and geodiversity	0							
SA11: Green infrastructure	0							
SA12: Landscape and townscape	+							

13. Cultural heritage	++							
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*Description of effects in relation to SA objectives*

- 7.98 The only significant effect identified for the policy option for heritage asserts, is in relation to the protection, enhancement and management of the historic environment (SA objective 13: Cultural heritage). The primary focus of this option is to conserve and enhance the Borough's heritage assets and their settings to ensure their longevity and enjoyment by the public, leading to significant positive (++) effects on this SA objective.
- 7.99 This option aims to encourage development that enhances cultural sites, which would result in minor positive (+) effects on the local distinctiveness and special qualities of local communities across the borough (SA objective 12: Landscape and townscape). This is also likely to have indirect minor positive (+) effects on the economy, by improving local amenity and attractiveness to investors (SA objective 3: Economy) and health and wellbeing by widening the access and enjoyment of cultural assets (SA objective 2: Community health).
- 7.100 Due to the narrow focus of this policy option, it is unlikely to affect the remaining SA objectives.



## 8 Conclusions and next steps

### Conclusions

- 8.1 The Eastleigh Local Plan Issues and Options document, and in particular the reasonable alternatives considered during its preparation have been subject to a detailed appraisal against the SA objectives which were developed at the scoping stage of the SA process. In general, the draft Vision and Objectives, reasonable alternative spatial and policy options have been found to have a wide range of positive and significant positive effects on the SA objectives, although a number of potentially minor and significant negative impacts are also associated with the scale and location of development required.
- 8.2 Due to the mainly suburban nature of the Borough and its relationship to the nearby City of Southampton, there are tensions between the need to guide development to key urban areas (e.g. Eastleigh, Chandler's Ford and Hedge End), taking advantage of economic efficiencies and more sustainable transport options that this provides, and the need to provide access to services and facilities in some of the Borough's smaller communities.
- 8.3 Similarly, there is a tension between the protection of the high environmental quality of the Borough and in particular retaining green gaps between towns and villages (achieved by constraining the amount and quality of development) and the encouragement of socially diverse and economically robust communities with a balance of housing types and employment opportunities. The supply of affordable housing is a specific example of this tension.
- 8.4 These tensions are implicitly recognised by the Local Plan Issues and Options document, and the options identified to choose between are generally well equipped to balance the level, type and location of growth with the maintenance and enhancement of Eastleigh's natural environment and social wellbeing.

### Next steps

- 8.5 To meet the requirements of the SEA Directive, this SA Report is being published for consultation alongside the Eastleigh Local Plan Issues and Options for an eight week consultation period. Further SA work and revised SA Reports will accompany consultation on subsequent stages of the Local Plan. The SA Reports will be updated to reflect the emerging policies and site allocations, and to take account of any consultation responses received at each stage.