
Allington Lane, Eastleigh

Sustainability Appraisal

November 2016

Sustainability Appraisal

Eastleigh Borough Council undertook sustainability appraisal (SA) to help inform its Regulation 18 Issues and Options consultation for the 2011-2036 Local Plan. Using the same methodology and objectives, we have prepared an updated SA of Allington which broadly aligns with spatial option E from the Regulation 18 SA. This has been informed by the information that we are now able to provide in the vision strategy.

SA objective	Score	Justification (measured against criteria)
SA1: Housing provision		
1.1 Will the development provide a significant contribution towards meeting identified affordable housing needs?	+?	We are seeking to provide at least 35% on-site affordable housing
1.2 Will it provide other elements of identified housing need e.g. housing for older persons, self-build, support housing	++	The development will include provision of other elements of identified housing including housing for older persons
SA2: Community health		
2.1 Are community facilities (community hall or library) available locally?	++	The proposal will provide for new community facilities within the site
2.2 Are primary healthcare facilities available locally?	+ / ++	Parts of the site are within 1000m of West End GP surgery. There is also the opportunity to provide for new healthcare facilities within the site
2.3 What effect would the development have on local provision of sports pitches and facilities?	+?	Location could be suitable for supporting improvement to sports facilities provision either within the location or wider area. This will need to be determined through further master-planning work with the wider community
2.4 Is public open space available locally?	++	The development would be in close proximity to Itchen Valley Country Park and would provide new publicly accessible open space which would be of benefit to Southampton/Eastleigh/West End and Hedge End residents
2.5 Can the location readily be connected to the existing cycle and footpath network?	+	Existing footpath and cycle path cross the site and are adjacent to the boundaries of the site. There are opportunities to enhance these connections, and make new links to integrate the development into the wider network.

SA3: Economy		
3.1(a) Is the location close to a major rail station?	++	Opportunity for a new railway station on the Eastleigh-Fareham railway line, within close proximity of existing station at Hedge End and also close to Southampton Airport Parkway railway station. Further opportunity to provide link towards Eastleigh railway station.
3.1(b) Is the location close to a minor rail station?	n/a	n/a – relates to distance to minor railway station
3.1 (c) Is the location close to a frequent bus route?	++	A frequent & attractive bus route will be provided within the site
3.1 (d) Is the location close to a semi frequent bus route?	n/a	n/a – relates to distance to a semi-frequent bus route
3.1 (e) Is the location close to a major employment centre?	++	Under 400m distance to Chalcroft Business Park which is a defined major employment centre in the SA.
3.2 Will the proposed development contribute towards meeting the need for new industrial, office or warehousing floorspace?	+	Location proposed for additional employment floorspace, incl. potential for new employment hub to support business start-ups/SMEs; and new facilities to support new business sectors. This floorspace is proposed to be close to the local centre/facilities
3.3 Will the proposed development result in a net loss of existing employment land, or land which would be suitable for employment purposes?	0	No net loss of existing employment land/land suitable for employment purposes
3.4 Will the proposed development increase the amount of commercial uses and other facilities in town, district or local centres?	+	A new local centre is proposed which will be designed to meet the need of the new community. It will benefit from being in close proximity to the local centre.
SA4: Road traffic / congestion		
4.1 Is the location close to a major rail station?	++	Opportunity for a new railway station on the Eastleigh-Fareham railway line, within close proximity of existing station at Hedge End and also close to Southampton Airport Parkway railway station. Further opportunity to provide link towards Eastleigh railway station.
4.2 Is the location close to a minor rail station?	n/a	n/a – relates to distance to minor railway station
4.3 Is the location close to a frequent bus route?	++	A frequent & attractive bus route will be provided within the site
4.4 Is the location close to a semi frequent bus route?	n/a	n/a – relates to distance to a semi-frequent bus route
4.5(a) Is the location close to a major employment centre?	++	Under 400m distance to Chalcroft Business Park
4.5(b) Will employment development at the location be close to a major population centre?	++	Under 400m distance to Hedge End
4.6 Are health facilities available locally?	+ / ++	Parts of the site are within 1000m of West End GP surgery. There is also the opportunity to provide for new healthcare facilities within the site

4.7 Are shopping and related services available locally?	++	We propose new shopping and related facilities within the site
4.8 Is the location close to a primary school?	++	We will make provision for 2 primary schools within the site provision of new primary school
4.9 Is the location close to a secondary school?	0	A new secondary school is to be built within 1600m of the site to the north
4.10 Can the location easily be connected to the existing cycle and footpath network?	+	Existing footpath and cycle path cross the site and are adjacent to the boundaries of the site. There are opportunities to enhance these connections, and make new links to integrate the development into the wider network and encourage pedestrian and cycle travel.
4.11 Are there geographical barriers between the location and key facilities/destinations?	0/-	The M27 and Eastleigh-Fareham railway line act as a geographic barrier to some facilities/destinations including Chalcroft Business Park, the proposed secondary school and existing GP surgery. However the development will seek to improve linkages over these barriers, as well as provide new facilities and services within the site.
SA5: Natural resources		
5.1 Will development avoid the sterilisation of mineral resources	0	Location is not in an area safeguarded for minerals extraction, or minerals extraction has already taken place
5.2 Will it result in the loss of higher grade agricultural land?	0/-	Would result in the loss of lower and some medium quality agricultural land
5.3 Will it use previously developed land?	-	The development will be on greenfield sites
5.4 Will it deliver or support allotments or community farms?	+?	Location could be suitable for providing new allotments/community farm but this will need to be determined through further masterplanning work with the wider community.
SA6: Pollution		
6.1 Will the location be affected by significant noise generating uses or Air Quality Management Areas?	0	No impact from significant noise generating uses or Air Quality Management Areas
6.2 Will development increase pollution?	-?	There is no identified pollution within the site. The impact of traffic generated by the development combined with other emerging development sites will need to be assessed in detail to ensure that the additional vehicular emissions do not significantly worsen air quality at existing receptors. However based on findings in the accompanying transport study, there are no site specific concerns arising in this regard. The development is designed to minimise additional impact on the local road network by promoting high levels of self-containment and use of non-car based modes of travel.

SA7: Climate change adaptation		
7.1 Will the development provide additional or improved green infrastructure	+	The development will provide additional and improved green infrastructure both within the site and through strengthening connections with the surrounding area including Itchen Valley Country Park.
7.2 Is the location at risk from flooding, taking into account of the effects of climate change?	0	Site accommodates well-contained watercourses which are defined as Flood Zone 2 or 3. However, no development is proposed in these areas
7.3 Will the development be at risk from coastal change? If so, can the Shoreline Management Plan (SMP) objectives be supported?	0	NA – not in an area of coastal change
SA8: Climate change mitigation – same assessment criteria as SA3. Only used when appraising development management policies		
SA9: Waste – only used when appraising development management policies		
SA10: Biodiversity and geodiversity		
10.1 Is the location within the HRA screening zone?	--?	Site appears to be within an HRA screening zone
10.2 Is the location within 200m of a SSSI?	0	Location is not within 200m of a SSSI
10.3 Is the location within 200m of a Local Nature Reserve?	0	Location is not within 200m of a Local Nature Reserve
10.4 Will the development adversely affect a Site of Importance for Nature Conservation?	-?	There are SINCs within the site. Suitable mitigation will be secured with an intention to enhance the value of the SINCs.
10.5 Will the development adversely affect protected species?	0	Development at this location is unlikely to have an impact on protected species within the site based on survey work to date. Further work will be undertaken as the scheme progresses to ensure that any protected species within the site, or potentially affected off-site, are not harmed with potential sought to enhance their habitats.
10.6 Will the development adversely affect sites with local designation of nature conservation value?	+?	Site is not identified as a priority biodiversity area or priority biodiversity link in the Council's Biodiversity Action Plan. Unlikely to have an adverse impact on local designations of nature conservation value with potential for a positive impact and opportunities for enhancement.
10.7 Will the development adversely impact the biodiversity network?	+	There is the potential to have a positive impact on the biodiversity network with opportunities for enhancement and new areas/links to be provided for and managed
10.8 Will the development adversely affect ancient woodland?	0	No impact on ancient woodland has been identified

SA11: Green infrastructure		
11.1 Will the development affect TPO trees?	-?	Whilst there are TPO trees within the site, these are in concentrated areas which will not impact on the developable areas of the site
11.2 Can the location readily be connected to the existing cycle and footpath network?	+	Existing footpath and cycle path cross the site and are adjacent to the boundaries of the site. There are opportunities to enhance these connections, and make new links to integrate the development into the wider network.
11.3 Will the development provide additional or improved green infrastructure?	+	The development will provide additional and improved green infrastructure both within the site and through strengthening connections with the surrounding area including Itchen Valley Country Park.
SA12: Landscape and townscape		
12.1 Will development adversely affect the separation of neighbouring settlements?	0	Site does not currently perform a defined function in separating settlements. Development in this location will provide the opportunity to provide for a strongly defined and managed area which will maintain the separation between neighbouring settlements.
12.2 Will it protect the setting of the South Downs National Park?	0	No impact on the setting of the National Park due to distance and relatively flat landscape.
12.3 Will it protect the character of the countryside, coast, towns and/or villages?	+?	The site does not have an intrinsic high quality landscape. Development would be self-contained and there is potential for a positive impact on the character of the countryside, coast, towns and/or villages
12.4 Will it have an impact on locally important views and settings?	+?	Potential for a positive impact on locally important views and settings
SA13: Cultural heritage		
13.1 Will the development protect and enhance listed buildings and their settings, conservation areas, archaeological sites, historic landscapes and other sites of local importance for heritage?	+?	Potential for development to protect and enhance heritage assets by allowing for appropriate settings to be provided for listed buildings within the site