



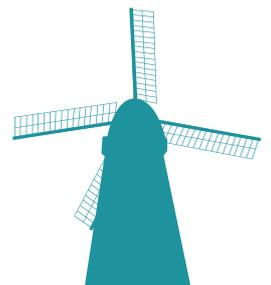
Eastleigh Borough Local Plan 2016-2036



Eastleigh Borough Local Plan 2016-2036

Small & medium greenfield housing sites background paper

June 2018



This background paper supports the Eastleigh Borough Local Plan and provides background information on the selection of small and medium greenfield sites as housing allocations in the Local Plan. This document is not on deposit for consultation and is background evidence.

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July report version

Background Paper: Greenfield Housing Site Assessment

Introduction

1. This background paper sets out the assessment which has led to the initial selection of small / medium greenfield sites for new homes as set out in the emerging Local Plan. This enables all interested parties to review and comment on the assessment, to enable the Council to review its initial selection as needed. It is important to stress therefore that this is an initial assessment which the Council wishes to thoroughly test through engagement with interested parties, before it proceeds to a 'pre-submission' Local Plan.

Need for Greenfield homes

2. The target for the Local Plan is to identify sites for approximately 14,580 new homes (2016 – 2036). The emerging Local Plan set out the expected pattern of housing delivery to meet this target. Approximately 8,780 dwellings either had planning permission or resolution to grant or were proposed allocations carried forward from the previously submitted Local Plan (and assessed as still suitable housing allocations). The remainder of the dwellings required will be delivered either in small windfall sites or new housing allocations.
3. In accordance with national guidance, the Council has sought to ensure that as much development as possible is accommodated within urban areas on brownfield sites. This is likely to deliver approximately 605 dwellings. The Council also explored the scope for a significant proportion of the greenfield development required to be part of a Strategic Growth Option with the critical mass to be able to support new infrastructure provision including new roads, schools and a district centre. This is likely to deliver a further 3,350 dwellings within the plan period.
4. Taking into account completions, outstanding planning permissions, further urban sites and the likely rate of delivery of a Strategic Growth Option, further greenfield residential development is required. This will ensure that the Council can continue to demonstrate a 5 year housing land supply, to meet the overall target for new homes and to ensure a choice and continuity of housing delivery.

National and Sub-Regional Policy

5. In order to determine greenfield sites suitable for allocation, the Council completed a comparative assessment which looked at a wide variety of local factors. It also considered the opportunities to mitigate impacts and group sites together in order to deliver suitable development sites. This accords with the national guidance and approach set out in the National Planning Policy

Framework (NPPF)¹ to plan positively to help meet the development needs in the borough.

6. The NPPF sets out a framework for local plans based on sustainable development principles. These principles cover the economic, social and environmental dimensions of sustainable development (NPPF, paragraph 7). They include supporting economic growth by identifying land for development and infrastructure; creating a high quality built environment and contributing to protecting and enhancing the natural, built and historic environment. The NPPF also recognises that sustainable development opportunities will vary and therefore plans need to take local circumstances into account (paragraph 10).
7. A presumption in favour of sustainable development is applied to plan making (paragraph 14). This requires local planning authorities to positively seek opportunities to meet the development needs of their area and to meet objectively assessed needs. This is unless adverse impacts 'significantly and demonstrably outweigh the benefits' or 'specific policies in this Framework indicate development should be restricted'.
8. Sites identified in the SLAA were not ruled out before the comparative assessment unless they had no genuine potential for residential development or were clearly not suitable in policy terms. In accordance with NPPF paragraph 110 the Council sought to allocate land with the least environmental or amenity value.
9. The criteria used to assess sites were also consistent with the NPPF, its core planning principles and detailed guidance including the following:
 - (a) Transport / Accessibility - managing 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 (paragraph 30)
 - (b) Countryside gaps – responding to local character and history and reflecting the identity of local surroundings (para. 58)
 - (c) Landscape sensitivity – protecting and enhancing valued landscapes (para. 109)
 - (d) Biodiversity - preferring land of lesser environmental value in allocating land (para. 17), minimising impacts on biodiversity and providing net gains where possible (para. 109) and not permitting development where significant harm cannot be avoided, mitigated or compensated for as appropriate for any designations on the site (para. 118)
 - (e) Other Environmental Criteria (agricultural land value; impact of noise, air quality and contamination; mineral reserves; public open space; heritage/archaeology; pylons and pipelines) – conserving heritage

¹ Available at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

assets (para. 17); minimising pollution and other adverse effects on the local and natural environment (para. 110); taking into account agricultural land value (para. 112), Air Quality Management Areas and cumulative impacts on air quality (para. 124); and avoiding sterilising mineral resources (para. 142).

10. This approach also accords with the sub-regional approach to development set out in the Partnership for Urban South Hampshire (PUSH) Spatial Position Statement². The key components of the statement include minimising Greenfield land take; locating development in areas which are or have potential to be served by high quality rail and bus services; providing a mix of sizes of development sites (including a new strategic site in the northern part of Eastleigh borough); protecting and enhancing countryside gaps; and protecting the environment (Spatial Position Statement, paragraph 1.6). The comparative assessment provides a way of assessing sites as a whole across this range of factors.
11. Although countryside gaps are not specifically mentioned in the National Planning Policy Framework, they are a well-established designation across Hampshire. The PUSH Spatial Position Statement highlights the importance of countryside gaps in maintaining the distinct identity and separation of key settlements to avoid urban sprawl in the sub-region. Policy S1 recognises two categories of gaps; strategic gaps which are of sub-regional importance and local gaps which are of fundamental local importance. The Council's existing policy and recent gap review meet the criteria for their nature, role and size to ensure the consistent designation of gaps throughout south Hampshire as set out in the PUSH Policy Framework for gaps³.

Development Distribution Strategy and Principles Summary

12. Development Distributions Strategy and Principles⁴ agreed by Council's Cabinet and Full Council in 15 December 2016 were used to rule out sites where they clearly would not be suitable (either individually or as groupings of sites). The development principles are based on national planning policy, the sub-regional strategy of the Partnership for Urban South Hampshire (PUSH), corporate objectives, the local plan evidence base, comments of the previous local plan inspector and the response to the Local Plan issues and options consultation.
13. The emerging Eastleigh Borough Local Plan as a whole is based on these strategy and principles. These are also specifically applied to new greenfield development in the borough (emerging Local Plan para 3.8 – see Appendix 6). These address the following requirements: high quality design; a mix of housing types; protecting the environment; retaining gaps between settlements; improved community and recreation facilities and green infrastructure provision and addressing deficiencies in the transport network.

² Available at http://www.push.gov.uk/work/planning-and-infrastructure/push_spatial_position_statement.htm

³ Available at http://www.push.gov.uk/push_policy_framework_for_gaps.pdf

⁴ Available at <https://www.eastleigh.gov.uk/media/283544/RPP-539-Local-Plan-Update-Cabinet-15-December.pdf>

Assessment of Greenfield Sites

14. The process began with the preparation of a Strategic Land Availability Assessment (SLAA⁵). The SLAA includes all 214 sites which have been promoted by landowners or developers, or identified by Council officers as potentially suitable for development, including both residential development and other uses. It assesses each site on a consistent basis against all relevant planning factors, including for example the proximity to facilities, planning designations (for example nature conservation and flood risk) and deliverability. This forms an initial baseline assessment of potential sites. Site promoters have been able to comment on the factual accuracy of the assessment of their own site.
15. The selection of appropriate sites from this long list of 214 sites to allocate for new homes follows four main stages. This background paper summarises all 4 stages, and provides the full detail for stages 2 and 4:
 - Stage 1: From the 214 sites, identifying a short list of sites to assess in more detail. (The background paper “From SLAA to Site Allocations” (July 2017) sets out an audit of how each of the 214 sites has been considered)⁶.
 - Stage 2: A comparative assessment of the short list of sites to identify preferred sites.
 - Stage 3: An assessment of the development capacity of the preferred sites. This identifies the number of new homes that can be accommodated on these sites, and identifies some preferred sites which cannot be appropriately developed for site specific reasons.
 - Stage 4: A comparison of the preferred sites with the results of the sustainability appraisal⁷, which was conducted in parallel and independently by consultants commissioned by the Council.

Stage 1: From a Long to a Short List of Sites

16. It can readily be established that a significant number of the 214 sites are in principle either:
 - Wholly suitable for development: sites with planning permission⁸, or previously developed land within urban areas.
 - Wholly unsuitable for development: sites which are heavily protected, for example by an ecology designation.

⁵ Available at <https://www.eastleigh.gov.uk/slaa>

⁶ Available at <https://www.eastleigh.gov.uk/media/291675/From-SLAA-to-shortlist-for-allocations-report-May-2017.pdf>

⁷ Available at <https://www.eastleigh.gov.uk/media/289684/Eastleigh-SA-Greenfield-site-assessments.pdf>

⁸ or a Council resolution

- Currently unavailable or undeliverable for development: typically sites where no landowner or developer had expressed an interest in delivering the site.
17. It is considered there is no need to assess these sites in more detail. Care has been taken not to exclude sites at this early stage unless it is clear they meet one of these criteria.
 18. Sites which form part of one of the 8 Strategic Growth Options set out in the Issues and Options Paper (December 2015) are not assessed further below. They are assessed separately, considering a similar set of issues to those set out below, but in more detail⁹.
 19. The remaining sites, where adjacent to each other and considered to have similar planning characteristics, are combined to create 40 sites to assess in more detail. Figure 1 sets out maps of these sites.

Stage 2: Comparative Assessment of Short List of 40 Sites

20. The comparative assessment of 40 sites is based on considering the following topics. These have been devised to cover and distil all the key relevant points to consider in deciding the location of greenfield development, based on the National Planning Policy Framework, PUSH Spatial Position Statement, and the Council's Development Distributions Strategy and Principles, as set out in more detail above. The topics are:
 - (a) Transport and accessibility: Proximity to the nearest local and district / town centres, and the size of that centre; proximity to other supermarkets, primary and secondary schools, doctor's surgeries and public transport.
 - (b) Countryside Gaps: Whether a site is in a countryside gap, and if so whether or not the development of the site would erode the purpose of the gap to maintain the separation of and protect the identity of individual settlements.
 - (c) Landscape sensitivity: An analysis of the character of the countryside to establish its overall quality and sensitivity to change
 - (d) Biodiversity: Whether an ecology designation affects part of the site, or is close to a site, and the importance of that designation. The scoring is based on the potential for impact if no measures are put in place, to provide a consistent baseline. It is worth noting that sites which would involve the direct loss of an ecology designation have already been excluded in stage 1, and that in reality sites that are close to such designations can usually (but not always) be designed to avoid any adverse impact.

⁹ Currently set out in the 20 July 2017 Council report on the emerging Local Plan

- (e) Other environmental criteria: Whether or not the site is of good agricultural land value or is affected by noise, air quality, contamination, mineral reserves, public open space, heritage / archaeology, pylon or pipeline issues.
21. The assessment of these topics was undertaken by the Council's planning policy, transport policy, landscape and ecology officers. Appendices 1-5 set out, for each topic, the criteria for assessment, and the assessment of each site. Sites were assessed and scored as 'poor' (-1), 'average' (0) or 'good' (+1) for development, with the occasional 'very poor' (-2) or 'very good' (+2) for biodiversity. The classifications are based on the appropriateness of a site for development. Therefore, for example, a site which has high ecological or landscape value / impact, would be classed as 'poor' for development.
22. Table 4 sets out the summary of the scores for each site by topic. These scores are then added up to create a total score for each site, based on the following weighting:
- (a) Transport / Accessibility – 100%;
 - (b) Countryside Gaps – 100%;
 - (c) Landscape Sensitivity – 100%;
 - (d) Biodiversity – 100%;
 - (e) Other environmental criteria – 50%.
23. Factor e. was only given a 'half weighting' as the issues are considered to generally, with the exception of agricultural land quality, affect only the design, layout and therefore development capacity of the site, or else the phasing of the delivery of the site, and not the principle of whether the site should be developed in the first place.
24. The preferred sites have not been selected simply on the basis of those which have achieved the highest total scores. The initial view is that the protection of countryside gaps should be prioritised and therefore sites which scored 'poor' or 'poor / average' should be ruled out from development on this ground alone. A number of reasons are advanced at this stage for this approach, and the Council will welcome further views on these:
- (a) The Borough contains a lot of towns and villages in a relatively small area often separated from each other or the adjoining major urban area of Southampton by relatively narrow gaps;
 - (b) In this context, the protection of these gaps is important to maintain the separate identity of towns and villages, prevent urban sprawl, and ensure that more people have sight or access to local countryside;
 - (c) The protection of countryside gaps is a long established policy across South Hampshire, most recently re-emphasised by the PUSH Spatial Position Statement (2016);

- (d) The public response to this Council's Issues and Options paper highlights the importance residents place on protecting countryside gaps; which is included as a principle in the Council's "Development Distribution Strategy and Principles" (December 2016);
- (e) Countryside gap designations are effective because there is a direct relationship between the aim (preventing the coalescence of settlements) and the mechanism (avoiding development in the gap). To put it another way, the only way to maintain the separation of settlements is to avoid putting development in gaps. Scores of sites range from 'good' to 'poor', with some sites not in gaps at all, through to other sites which would represent major development across a significant part of the gap. In other words, the choice of sites made will have a clear and significantly different impact on the protection of countryside gaps in the Borough;
- (f) Sites have already been ruled out solely on the grounds of protecting ecology designations in stage 1. Biodiversity is therefore being treated with equal importance to countryside gaps. The remaining sites are not within but may be close to ecology designations, and with careful design these can generally be appropriately developed without adversely affecting these designations;
- (g) In terms of transport / accessibility it is considered that the difference between sites is relatively subtle. They are all greenfield sites on the edge of settlements and so none are adjacent to major centres or transport hubs. Therefore it is not surprising that only 1 of the sites has been scored as 'good' in transport / accessibility terms, all the others are scored as 'average' or 'poor'. Relatively modest differences in the distance of sites from a bus route or shops are considered unlikely to result in significant differences in the use of cars, public transport, cycling or walking. Furthermore, it is possible that the underlying transport aims (reducing congestion / pollution, and increasing access) may be achieved in a variety of non-planning ways. In other words the relationship between the policy aim and mechanism is relatively weak, compared to that for countryside gaps;
- (h) None of the sites are designated for their landscape qualities, and in any case the methodology does not result in any sites being allocated which are classed as 'poor' in landscape terms (i.e. none have a high landscape sensitivity);
- (i) Sites have not been scored 'poor' in countryside gap terms simply because they are currently in a designated gap. 6 sites are in the currently designated gap but it is considered they can be developed without eroding the purpose of the gap and so are allocated. In other words there has been no 'blanket ban' placed on development in gaps;
- (j) Finally 'poor' countryside gap sites have not been 'ruled out' at an early stage, but have been included in the comparative assessment so that the implications of excluding them can be understood.

25. This approach rules out the 17 sites which are classed as 'poor' or 'poor / average' in terms of their impact on countryside gaps. The remaining 23 sites are the preferred sites which are taken forward to the next stage of assessment.
26. It is worth setting out with some specific examples the effect of prioritising the protection of countryside gaps. Table 4b re-orders sites according to their total score. These range from +4 to -4.
27. There are 3 sites whose total score is amongst the highest (+2 to +4) but which score as 'poor' for their impact on countryside gaps. Therefore these sites have been excluded when they might otherwise have been selected as preferred sites. These are sites 14 (Rickwood Farm); 35 a/b (South of Pound Road, Bursledon); and 38 (North of Satchell Lane, Bursledon).
28. These are all small sites so their exclusion does not mean that an opportunity to put a significant scale of development in an otherwise good location is being missed. They all score 'average' for transport / accessibility so in these terms an opportunity is not being missed to locate development in a particularly good location. They all score 'good' for landscape and 'very good' for biodiversity and so in these terms an opportunity is potentially being missed to locate development away from sensitive areas. This point is worth noting in itself. Nevertheless the potential impact on nearby biodiversity can often be avoided through careful design. Therefore in one sense the real question is whether this can be achieved on the site which is allocated as a result of not selecting these sites (see the next paragraphs). Finally it is worth noting that sites 14 and 38 are 'in the middle' of the countryside gap and not an extension of an urban area, which is considered to make the case for not selecting them clear cut.
29. There is 1 site whose total score is amongst the lowest (-2 to -4) and is allocated. Therefore this has potentially been included as a result of not selecting the 3 sites above. This is site 33 (South east of windmill, Bursledon). This site scores 'poor' for transport / accessibility and 'average' for landscape. These are not untypical scores, many of the sites which have a higher total score still score similarly for these topics. The site scores as 'very poor' for biodiversity. Therefore the layout and design of development will need careful consideration at the planning application stage to ensure there is no significant adverse impact.
30. The preceding paragraphs ensure that the practical effect of prioritising countryside gaps is set out transparently. Whilst noting the effects, it is not considered this 'reality check' reveals a fundamental problem with the overall approach.
31. Ultimately the relative weight to be attached to completely different issues (i.e. transport, countryside gaps, landscape) is a subjective decision which should be taken by the elected Council. The overarching approach set out above was clearly explained in the report to Council on 20th July 2017 to enable its members to note the initial approach at this stage.

Stage 3: Development Capacity

32. The 23 sites which passed stage 3 were then assessed in terms of their development capacity. This considered all relevant issues which would affect how the site is developed, including for example the planning history, site levels, access, trees, ecology, flood risk, listed buildings, noise or poor air quality, utilities, minerals, archaeology, and land contamination. This establishes whether the site can be appropriately developed, and if so, the developable area. Standard development densities are then applied, taking into account the character of the area, to assess the number of new homes that could be accommodated on the site.
33. Table 1 sets out 6 sites which were considered inappropriate for residential development. Therefore these sites are not allocated in the emerging Local Plan.

Table 1

Ref.	Site	Reason not appropriate
24.	Broad Oak Garage, Botley	Primarily within flood zones 2 and 3
28.	North of Bridge Road, Bursledon	Ecology, air quality, trees.
29.	Providence Hill and Oakhill, Bursledon	Buffer from watercourse required.
35c.	South of Pound Road, Bursledon	Open space; tree buffer; no access
39.	North and south of Kings Avenue, Hamble	Open space; employment
40a, b, c.	Satchell Lane, Hamble	Mineral site; ecology (proximity to Solent Maritime SAC)

34. Table 2 sets out a further site where it is considered to be unclear whether or not it could be appropriately developed. The plan identifies this site as a special policy area setting out the issues which would need to be addressed, without a presumption in favour of development. The main issues to address are ensuring no adverse impact on the Solent Maritime SAC, and a comprehensive development of the site and adjoining boatyard. Given the uncertainties the evidence does not 'count' this site as part of the supply of housing or other development.

Table 2

Ref.	Site	Issue
27.	North of Blundell Lane, Bursledon	Close to Solent Maritime SAC. Affected by M27, trees. Requires access through boatyard.

35. Table 3 sets out the remaining 16 sites which are considered appropriate for development, and refines the figure for the number of homes that can be accommodated. Together the 16 sites can accommodate 1,704 new homes. Sites 3 and 12 were identified in policy DM23 in the emerging Local Plan as sites with either a valid planning permission or Council resolution to permit residential development and were therefore not given a separate allocation. The emerging plan allocates the remaining 14 sites for development.

Table 3

Ref.	Site	Dwelling Capacity
2.	East of Allbrook Way, Allbrook	95
3.	Church Road, Bishopstoke	30 ¹⁰
4.	East of Knowle Lane, Fair Oak	34
7.	West of Durley Road, Horton Heath	73
8.	East of Allington Lane, Fair Oak	38
10.	Lechlade, Horton Heath	13
12.	North of Barbe Baker Avenue, West End	98 ¹¹
13.	West of Woodhouse Lane, Hedge End	600
15.	North of Peewit Hill Close, Hedge End	106
19.	South of Maddoxford Lane, Boorley Green	130
20.	North east of Winchester Street, Botley	300
21.	East of Kings Copse Avenue, Hedge End	70
26.	Braxells Farm, Hedge End	TBC

¹⁰ Resolution to permit for 30 dwellings ref. O/16/79469 – site not allocated but identified in DM23

¹¹ Resolution to permit for 98 dwellings ref. F/15/77718 – site not allocated but identified in DM23

Ref.	Site	Dwelling Capacity
30.	North of Providence Hill, Bursledon	19
32.	Heath House Farm, Hedge End	38
33.	South east of Windmill Lane, Bursledon	51
	Total	1,704

Final Check

36. A final internal check for consistency has identified that a small number of other relatively small sites may have been ruled out at too early a stage, or that circumstance have changed since the assessment commenced. Officers have no further view on these sites at present and will assess them in preparing the final Plan. These sites are set out in Appendix 10 of the background paper “From SLAA to Site Allocations” (July 2017)¹².

Stage 4: Comparison with Sustainability Appraisal

37. The Council has commissioned independent consultants (LUC) to undertake the Sustainability Appraisal process as the Local Plan is prepared. As part of this process, they produced an appraisal of the greenfield sites (July 2017)¹³. This considered the principle of residential development on these sites.
38. Where sites are currently allocated in the emerging Local Plan, Council officers are considering whether the Sustainability Appraisal identifies any additional issues which should be incorporated into the policy for the site. However this section also considers whether or not the Sustainability Appraisal and the Council’s assessment (as set out in this paper) are indicating that the same sites should be allocated in the first place. The full analysis is set out in Appendix 7. This ensures that the Sustainability Appraisal process continues to form an integral part of the plan making process moving forward.
39. There are 40 greenfield sites which are being assessed. Both the Council and the Sustainability Appraisal assessments consider these sites against a wide range of (up to 48) indicators. Clearly this presents the scope for a wide number of detailed variations between the assessments, which might affect the order of preference of sites. However most of these greenfield sites will be required to meet the overall need for homes in any case. Therefore the comparison between the SA and EBC assessments (undertaken by EBC officers) has focussed on the sites which score at either end of the scale. These are the sites where any significant differences between the EBC and

¹² Available at <https://www.eastleigh.gov.uk/media/290333/From-SLAA-to-shortlist-for-allocations-report-May-2017.pdf>

¹³ Available at <https://www.eastleigh.gov.uk/media/289684/Eastleigh-SA-Greenfield-site-assessments.pdf>

SA assessments might affect the overall outcome as to whether a site should be allocated (as opposed to the theoretical order of preference of sites).

40. The comparison of the SA and the Council's assessment has therefore focussed on sites which the SA has scored well but which have not been allocated in the emerging Local Plan; and sites which the SA has scored poorly but which have been allocated in the emerging Plan.
41. The comparison has revealed there is usually a reason for these apparently different outcomes. These usually either reflect nuances in the scoring system, or the priority the Council is giving to protecting countryside gaps. Unlike the Council's assessment, the SA does not seek to weight different factors, and this paper sets out elsewhere why the Council considers it is appropriate to prioritise the protection of countryside gaps. Any remaining disparities generally relate to issues the SA has identified which it is considered will affect the detailed design and development capacity of the site. These will inform the policies for the individual site allocations instead of the principle of whether it should be allocated (as assessed by EBC). Therefore in overall terms, EBC officers consider that the above comparison suggests that the SA and EBC assessments of greenfield sites are broadly consistent in terms of outcome, and that any differences are justifiable.

Appendix 1: Transport Assessment of small greenfield sites

Total scores on pages 15-19 (See accompanying notes on page 20 for information on the methodology)

Ref.	Site Number	Local Centres					District Centres		Distance Rating	Quality Rating
		Type	Name	Distance (m)	Quality Rating	Distance Rating	Name	Distance		
1	1-5-C and 1-7-C West of Allbrook Way	Local Centre	Boyatt Wood	1867	3	1	Eastleigh	2-3	3	5
2	1-4-C East of Allbrook Way	Local Centre	Boyatt Wood	1723	3	1	Eastleigh	2-3	3	5
3	2-6-C Church Road	Local Centre	Riverside	1278	2	1	Eastleigh	2-3	3	5
4	7-11-C East of Knowle Lane	Village Centre	Fair Oak	1666	3	1	Eastleigh	4-5	1	5
5	7-19-C and 7-22-C North of Knowle Lane	Village Centre	Fair Oak	2192	3	1	Eastleigh	4-5	1	5
6	7-20-C Cockpit Farm	Village Centre	Fair Oak	2583	3	1	Eastleigh	4-5	1	5
7	7-21-C West of Durley Road	Village Centre	Fair Oak	2600	3	1	Eastleigh	4-5	1	5
8	7-27-C East of Allington Lane	Village Centre	Fair Oak	794	3	2	Eastleigh	3-4	2	5
9	7-44-C Firtree Farm	Village Centre	Fair Oak	2552	3	1	Eastleigh	3-4	2	5
10	7-51-C Lechlade	Village Centre	Fair Oak	2203	3	1	Eastleigh	4-5	1	5

Ref.	Site Number	Local Centres					District Centres		Distance Rating	Quality Rating
		Type	Name	Distance (m)	Quality Rating	Distance Rating	Name	Distance		
11	11-10-C; 11-11-C; and 11-12-C South of Moorgreen Road	Village Centre	West End	1679	3	1	Eastleigh	4-5	1	5
12	11-17-C and 11-18-C North of Barbe Baker Avenue	Village Centre	West End	963	3	1	Eastleigh	3-4	2	5
13	9-3-C West of Woodhouse Lane	Village Centre	Botley	1795	3	1	Hedge End	1-2	4	3
14	9-24-C Rickwood Farm	Town Centre	Hedge End	1553	4	1	Hedge End	1-2	4	3
15	9-26-C and 9-27-C North of Peewit Hill Close	Town Centre	Hedge End	1693	4	1	Hedge End	1-2	4	3
16	3-1-U and 3-27-C North of Grange Road	Town Centre	Hedge End	1153	4	1	Hedge End	1-2	4	3
17	3-3-C North of Bubb Lane	Local Centre	St Lukes Close	2342	2	1	Hedge End	3-4	2	3
18	3-4-C (part) and 3-34-C North of Hedge End Station	Local Centre	St Lukes Close	1769	2	1	Hedge End	2-3	3	3
19	South of Maddoxford Lane	Village Centre	Botley	2055	3	1	Hedge End	2-3	3	3
20	3-8-C North east of Winchester Street	Village Centre	Botley	1044	3	1	Hedge End	2-3	3	3
21	3-12-C East of Kings Copse Avenue	Town Centre	Hedge End	1384	4	1	Hedge End	1-2	4	3
22	3-14-C East of Precosa Road	Village Centre	Botley	1574	3	1	Hedge End	1-2	4	3

Ref.	Site Number	Local Centres					District Centres		Distance Rating	Quality Rating
		Type	Name	Distance (m)	Quality Rating	Distance Rating	Name	Distance		
23	3-18C; 3-22-U and 3-32-C North of Broad Oak	Village Centre	Botley	836	3	1	Hedge End	1-2	4	3
24	3-19-C Broad Oak Garage, Botley	Village Centre	Botley	885	3	1	Hedge End	1-2	4	3
25	3-28-C; 3-30-C and 3-31-C East of Denham's Corner	Local Centre	St Lukes Close	3018	2	1	Hedge End	3-4	2	3
26	3-35-C Braxells Farm	Local Centre	St Lukes Close	2374	2	1	Hedge End	2-3	3	3
27	4-5-C North of Blundell Lane	Village Centre	Lowford	1498	3	1	Hedge End	2-3	3	3
28	4-6-C North of Bridge Road	Village Centre	Lowford	946	3	1	Hedge End	2-3	3	3
29	4-11-C Providence Hill and Oakhill	Village Centre	Lowford	391	3	4	Hedge End	2-3	3	3
30	4-14-C and 4-26-C North of Providence Hill	Village Centre	Lowford	544	3	3	Hedge End	2-3	3	3
31	4-21-C South of Peewit Hill	Town Centre	Hedge End	1678	4	1	Hedge End	1-2	4	3
32	4-27-C Heath House Farm	Town Centre	Hedge End	1801	4	1	Hedge End	1-2	4	3
33	4-28-C South east of Windmill Lane	Village Centre	Lowford	1469	3	1	Hedge End	2-3	3	3

Ref.	Site Number	Local Centres					District Centres		Distance Rating	Quality Rating
		Type	Name	Distance (m)	Quality Rating	Distance Rating	Name	Distance		
34	10-8-C and 10-9-C West and east of Shop Lane	Village Centre	Lowford	1742	3	1	Hedge End	2-3	3	3
35 a,b,c	10-14-C; 10-15-C and 10-16-C Plough Inn	Local Centre	Pylands	1013	2	1	Hedge End	3-4	2	3
36	10-19-C and 10-21-C West and east of Hamble Lane	Local Centre	Pylands	383	2	4	Hedge End	3-4	2	3
37	10-24-C East of Shop Lane	Local Centre	Lowford	1503	3	1	Hedge End	2-3	3	3
38	10-25-C North of Satchell Lane	Local Centre	Pylands	1552	2	1	Hedge End	4-5	1	3
39	8-11-C North and South of Kings Avenue	Local Centre	Coronation Parade	624	2	2	Hedge End	5-6	1	3
40 a, b, c	8-3-C; 8-5-C; and 8-13-C Mercury Yacht Marina	Village Centre	Hamble	1370	3	1	Hedge End	5-6	1	3

Ref.	Supermarkets			Schools				Doctors			
	Name	Distance	Distance Rating	Type	Name	Distance (m)	Distance Rating	Name	Within LC	Distance (m)	Distance Rating
1	Waitrose, Fryern	1-2	4	Primary Secondary	Otterbourne Primary Thornden	1664 1459	1 3	Boyatt Wood Surgery	Yes	1867	1
2	Waitrose, Fryern	1-2	4	Infant Junior Secondary	Shakespeare Infant Shakespeare Junior Thornden	1614 1552 1584	1 1 3	Boyatt Wood Surgery	Yes	1723	1
3	Sainsburys, Eastleigh	1-2	4	Infant Junior Secondary	Stoke Park Infant Stoke Park Junior Crestwood College	1931 1770 3541	1 1 1	Old Anchor Surgery	Yes	1251	2
4	Sainsburys, Eastleigh	4+	1	Infants Juniors Secondary	Fair Oak Infant Fair Oak Junior Wyvern College	1561 1640 1697	1 1 2	Stokewood Surgery	No	2768	1
5	Sainsburys, Eastleigh	4+	1	Infants Juniors Secondary	Fair Oak Infant Fair Oak Junior Wyvern College	763 842 899	3 2 4	Stokewood Surgery	No	2226	1
6	Sainsburys, Eastleigh	4+	1	Infants Juniors Secondary	Fair Oak Infant School Fair Oak Junior School Wyvern College	1154 1233 1290	1 1 3	Stokewood Surgery	No	2617	1
7	Sainsburys, Eastleigh	4+	1	Infants Juniors Secondary	Fair Oak Infant Fair Oak Junior Wyvern College	1171 1250 1307	1 1 3	Stokewood Surgery	No	2634	1
8	Sainsburys, Eastleigh	3-4	2	Infants Juniors Secondary	Fair Oak Infant Fair Oak Junior Wyvern College	1135 1214 1271	1 1 3	Stokewood Surgery	No	820	3

Ref.	Supermarkets			Schools				Doctors			
	Name	Distance	Distance Rating	Type	Name	Distance (m)	Distance Rating	Name	Within LC	Distance (m)	Distance Rating
9	Sainsburys, Eastleigh	3-4	2	Infants Juniors Secondary	Fair Oak Infant Fair Oak Junior Wyvern College	1923 2002 2059	1 1 1	Stokewood Surgery	No	3386	1
10	Sainsburys, Hedge End	3-4	2	Infants Juniors Secondary	Fair Oak Infant Fair Oak Junior Wyvern College	774 853 910	3 4 4	Stokewood Surgery	No	2237	1
11	Asda, West End	1-2	4	Primary Secondary	St James Primary Wildern School	709 3589	3 1	West End Surgery	No	1086	3
12	Asda, West End	0-1	5	Primary Secondary	St James Primary Bitterne Park School	1226 2540	1 1	West End Surgery	No	1556	2
13	Sainsburys, Hedge End	1-2	4	Primary Secondary	Botley Primary Wildern School	1492 2531	1 1	Botley Surgery	No	1603	1
14	Sainsburys, Hedge End	0-1	5	Primary Secondary	Kanes Hill Primary Wildern School	1138 2154	1 1	Ladies Walk Practice	No	946	3
15	Tesco, Bursledon	0-1	5	Primary Secondary	Kings Copse Primary Wildern School	1737 2226	1 1	Hedge End Medical Centre	No	1914	1
16	Sainsburys, Hedge End	1-2	3	Infant Junior Secondary	Freegrounds Infant Freegrounds Junior Wildern School	923 907 1432	2 2 3	Hedge End Medical Centre	No	870	3

Ref.	Supermarkets			Schools				Doctors			
	Name	Distance	Distance Rating	Type	Name	Distance (m)	Distance Rating	Name	Within LC	Distance (m)	Distance Rating
17	Sainsburys, Hedge End	2-3	3	Primary Secondary	Wellstead Primary Wyvern School	2289 2315	1 1	St Lukes Surgery	Yes	2342	1
18	Sainsburys, Hedge End	2-3	3	Primary Secondary	Wellstead Primary Wildern School	1605 2798	1 1	St Lukes Surgery	Yes	1769	1
19	Sainsburys, Hedge End	2-3	3	Primary Secondary	Botley Primary Wildern School	1995 3184	1 1	Botley Surgery	No	2144	1
20	Sainsburys, Hedge End	2-3	3	Primary Secondary	Botley Primary Wildern School	736 2960	3 1	Botley Surgery	No	852	3
21	Sainsburys, Hedge End	2-3	3	Primary Secondary	Kings Copse Primary Wildern School	566 1963	4 1	Hedge End Medical Centre	No	1621	1
22	Sainsburys, Hedge End	2-3	3	Infant Junior Secondary	Freegrounds Infant Freegrounds Junior Wildern School	996 978 2289	2 2 1	Botley Surgery	No	1765	1
23	Sainsburys, Hedge End	2-3	3	Primary Secondary	Botley Primary Wildern School	559 2297	4 1	Botley Surgery	No	644	4
24	Sainsburys, Hedge End	2-3	3	Primary Secondary	Botley Primary Wildern School	608 2248	3 1	Botley Surgery	No	685	4
25	Sainsburys, Hedge End	2-3	3	Infant School Junior School Secondary	Fair Oak Infant Fair Oak Junior Wyvern College	2632 2707 2728	1 1 1	St Lukes Surgery	Yes	3018	1

Ref.	Supermarkets			Schools				Doctors			
	Name	Distance	Distance Rating	Type	Name	Distance (m)	Distance Rating	Name	Within LC	Distance (m)	Distance Rating
26	Sainsburys, Hedge End	2-3	3	Primary Secondary	Wellstead Primary Wildern School	2360 3374	1 1	St Lukes Surgery	Yes	2374	1
27	Tesco, Bursledon	1-2	4	Infants Juniors Secondary	Bursledon Infants Bursledon Juniors The Hamble School	1332 1409 3513	1 1 1	Bursledon GP Practice	Yes	1640	1
28	Tesco, Bursledon	1-2	4	Infants Juniors Secondary	Bursledon Infants Bursledon Juniors The Hamble School	1071 994 3381	1 2 1	Bursledon GP Practice	Yes	1088	3
29	Tesco, Bursledon	0-1	5	Infants Juniors Secondary	Bursledon Infants Bursledon Juniors The Hamble School	887 810 2843	2 2 1	Bursledon GP Practice	Yes	533	4
30	Tesco, Bursledon	0-1	5	Infants Juniors Secondary	Bursledon Infants Bursledon Juniors The Hamble School	1040 963 2991	1 2 1	Bursledon GP Practice	Yes	686	4
31	Tesco, Bursledon	0-1	5	Primary Secondary	Kings Copse Primary Wildern School	1712 2231	1 1	Hedge End Medical Centre	No	1899	1
32	Tesco, Bursledon	1-2	4	Primary Secondary	Kings Copse Primary Wildern School	511 2380	4 1	Hedge End Medical Centre	No	2037	1
33	Tesco, Bursledon	0-1	5	Infants Junior Secondary	Bursledon Infants Bursledon Juniors The Hamble School	1964 1886 3947	1 1 1	Bursledon GP Practice	No	1611	1

Ref.	Supermarkets			Schools				Doctors			
	Name	Distance	Distance Rating	Type	Name	Distance (m)	Distance Rating	Name	Within LC	Distance (m)	Distance Rating
34	Tesco, Bursledon	0-1	5	Primary Secondary	Valentine Primary Oasis Academy Mayfield	1451 1576	1 3	Chessel Practice	No	1513	2
35 a,b,c	Tesco, Bursledon	0-1	5	Infant Junior Secondary	Bursledon Infant Bursledon Infant Oasis Academy Mayfield	1564 1487 1391	1 1 3	Bursledon GP Practice	Yes	944	3
36	Tesco, Bursledon	1-2	4	Infant Junior Secondary	Bursledon Infant Bursledon Junior The Hamble School	1280 1357 1315	1 1 3	Blackthorn Medical Centre	No	1103	3
37	Tesco, Bursledon	0-1	5	Infant Junior Secondary	Bursledon Infant Bursledon Junior Oasis Academy Mayfield	1913 1990 1448	1 1 3	Bursledon GP Practice	No	1360	2
38	Tesco, Bursledon	2-3	3	Primary Secondary	Hamble Primary The Hamble School	1456 379	1 5	Blackthorn Medical Centre	No	190	5
39	Tesco, Bursledon	3-4	2	Primary Secondary	Hamble Primary The Hamble School	273 1474	5 3	Blackthorn Health Centre	No	1524	2
40 a, b, c	Tesco, Bursledon	2-3	3	Primary Secondary	Hamble Primary The Hamble School	2534 1037	1 4	Blackthorn Health Centre	No	1235	2

Ref.						Rail Stations		
	Service	Designation	Distance (m)	Frequency (mins)	Rating	Station	Distance	Rating
1	E1 E2 X9	Southampton, Eastleigh, Winchester Southampton, Eastleigh, Winchester Fair Oak, Hedge End, Bishops Waltham	306	30	2	Eastleigh	2373	1
2	E1 E2 X9	Southampton, Eastleigh, Winchester Southampton, Eastleigh, Winchester Fair Oak, Hedge End, Bishops Waltham	222	30	2	Eastleigh	2344	1
3	2	Fair Oak, Eastleigh, Southampton	987	20	1	Eastleigh	2505	1
4	69	Bishop's Waltham, Fareham, Winchester	227	60	1	Hedge End	4261	1
5	X9 X15	Eastleigh, Bishops Waltham Hamble, Netley, Botley, Fair Oak, Eastleigh	188	45	1	Hedge End	3053	1
6	X9 X15	Eastleigh, Bishops Waltham Hamble, Netley, Botley, Fair Oak, Eastleigh	540	45	1	Hedge End	3226	1
7	X9 X15	Eastleigh, Bishops Waltham Hamble, Netley, Botley, Fair Oak, Eastleigh	528	45	1	Hedge End	3025	1
8	2 X15	Fair Oak, Eastleigh, Southampton Hamble, Netley, Botley, Fair Oak, Eastleigh	436	20	3	Eastleigh	4030	1

Ref.						Rail Stations		
	Service	Designation	Distance (m)	Frequency (mins)	Rating	Station	Distance	Rating
9	X10	Southampton, Bishops Waltham	1019	60	1	Hedge End	3788	1
10	X10	Southampton, Bishops Waltham	77	60	1	Hedge End	2695	1
11	X10	Bishops Waltham, Bitterne, Southampton	85	60	1	Hedge End	2198	1
12	X4 X10 8	Southampton, Fareham, Portsmouth Bishops Waltham, Bitterne, Southampton Southampton, Bitterne, Hedge End	440	30	2	Swaythling	2985	1
13	3 X15	Southampton, Boorley Green Hamble, Netley, Botley, Fair Oak, Eastleigh	621	20	2	Hedge End	1255	2
14	3	Southampton, Boorley Green	351	60	1	Hedge End	3780	1
15	X15	Hamble, Netley, Botley, Fair Oak, Eastleigh	192	120	1	Bursledon	2642	1
16	3 X9 X15	Southampton, Boorley Green Eastleigh, Bishops Waltham Hamble, Netley, Botley, Fair Oak, Eastleigh	72	20	4	Botley	2406	1

Ref.						Rail Stations		
	Service	Designation	Distance (m)	Frequency (mins)	Rating	Station	Distance	Rating
17	X15	Hamble, Netley, Botley, Fair Oak, Eastleigh	87	120	1	Hedge End	1240	2
18	X15	Hamble, Netley, Botley, Fair Oak, Eastleigh	503	120	1	Hedge End	941	3
19	X15 3	Hamble, Netley, Botley, Fair Oak, Eastleigh Hedge End, Southampton	278	60	1	Hedge End	1915	1
20	3 X15	Southampton, Boorley Green Hamble, Netley, Botley, Fair Oak, Eastleigh	120	20	4	Botley	1637	1
21	X4 3	Eastleigh, West End, Hedge End Southampton, Boorley Green	97	20	4	Botley	3441	1
22	X15 X9 3	Hamble, Netley, Botley, Fair Oak, Eastleigh Eastleigh, Bishops Waltham Southampton, Boorley Green	429	20	3	Botley	2630	1
23	X15 X9 3	Hamble, Netley, Botley, Fair Oak, Eastleigh Eastleigh, Bishops Waltham Southampton, Boorley Green	98	20	4	Botley	1924	1
24	X15 X9 3	Hamble, Netley, Botley, Fair Oak, Eastleigh Eastleigh, Bishops Waltham Southampton, Boorley Green	175	20	4	Botley	1885	1
25	X10	Southampton, Bishops Waltham	291	60	1	Hedge End	1644	1

Ref.						Rail Stations		
	Service	Designation	Distance (m)	Frequency (mins)	Rating	Station	Distance	Rating
26	X15	Hamble, Netley, Botley, Fair Oak, Eastleigh	43	120	1	Hedge End	1366	2
27	X4 X5	Southampton, Fareham, Portsmouth Southampton. Fareham, Gosport	417	15	3	Bursledon	781	2
28	X4 X5	Southampton, Fareham, Portsmouth Southampton. Fareham, Gosport	68	15	5	Bursledon	622	2
29	X4 X5	Southampton, Fareham, Portsmouth Southampton. Fareham, Gosport	77	15	5	Bursledon	1265	1
30	X4 X5	Southampton, Fareham, Portsmouth Southampton. Fareham, Gosport	65	15	5	Bursledon	1520	1
31	X15	Hamble, Netley, Botley, Fair Oak, Eastleigh	163	120	1	Bursledon	3007	1
32	3 X4	Southampton, Boorley Green Southampton, Fareham, Portsmouth	71	25	3	Bursledon	2742	1

Ref.						Rail Stations		
	Service	Designation	Distance (m)	Frequency (mins)	Rating	Station	Distance	Rating
33	X15	Hamble, Netley, Botley, Fair Oak, Eastleigh	560	120	1	Bursledon	2254	1
34	7 9	Woolston, Sholing, Southampton Woolston, Sholing, Southampton	562	30	2	Netley	2701	1
35 a,b,c	X4 X5	Southampton, Fareham, Portsmouth Southampton, Fareham, Gosport	125	15	5	Hamble	2021	1
36	X15	Hamble, Netley, Botley, Fair Oak, Eastleigh	63	120	1	Hamble	1156	2
37	X4 X5	Southampton, Fareham, Portsmouth Southampton, Fareham, Gosport	422	15	3	Hamble	2628	1
38	6 X15	Southampton, Woolston, Netley Hamble, Netley, Botley, Fair Oak, Eastleigh	264	30	2	Hamble	679	2
39	6 X15	Southampton, Woolston, Netley Hamble, Netley, Botley, Fair Oak, Eastleigh	174	30	2	Hamble	1084	1
40 a,b,c	6 X15	Southampton, Woolston, Netley Hamble, Netley, Botley, Fair Oak, Eastleigh	1370	30	1	Hamble	1703	1

Ref.	Site Number	Origin-Destination Travel of Work	
		Ward	Destinations
1	1-5-C and 1-7-C West of Allbrook Way	Eastleigh North	Eastleigh Winchester Southampton
2	1-4-C East of Allbrook Way	Eastleigh North	Eastleigh Winchester Southampton
3	2-6-C Church Road	Bishopstoke West	Eastleigh Winchester Southampton
4	7-11-C East of Knowle Lane	Fair Oak & Horton Heath	Eastleigh Winchester Southampton
5	7-19-C and 7-22-C North of Knowle Lane	Fair Oak & Horton Heath	Eastleigh Winchester Southampton
6	7-20-C Cockpit Farm	Fair Oak & Horton Heath	Eastleigh Winchester Southampton
7	7-21-C West of Durley Road	Fair Oak & Horton Heath	Eastleigh Winchester Southampton
8	7-27-C East of Allington Lane	Fair Oak & Horton Heath	Eastleigh Winchester Southampton

Overall Score	Overall Rating
2.40	Average
2.27	Average
2.00	Average
1.64	Poor
2.09	Average
1.73	Poor
1.73	Poor
2.36	Average

Ref.	Site Number	Origin-Destination Travel of Work	
		Ward	Destinations
9	7-44-C Firtree Farm	Fair Oak & Horton Heath	Eastleigh Winchester Southampton
10	7-51-C Lechlade	Fair Oak & Horton Heath	Eastleigh Winchester Southampton
11	11-10-C; 11-11-C; and 11-12-C South of Moorgreen Road	West End North	Eastleigh Southampton Winchester
12	11-17-C and 11-18-C North of Barbe Baker Avenue	West End North	Eastleigh Southampton Winchester
13	9-3-C West of Woodhouse Lane	Hedge End Grange Park	Eastleigh Southampton Winchester
14	9-24-C Rickwood Farm	Hedge End St Johns	Eastleigh Southampton Winchester
15	9-26-C and 9-27-C North of Peewit Hill Close	Hedge End St Johns	Eastleigh Southampton Winchester
16	3-1-U and 3-27-C North of Grange Road	Botley	Eastleigh Southampton Winchester

Overall Score	Overall Rating
1.73	Poor
2.36	Average
2.30	Average
2.30	Average
2.20	Average
2.40	Average
2.20	Average
2.73	Average

Ref.	Site Number	Origin-Destination Travel of Work	
		Ward	Destinations
17	3-3-C North of Bubb Lane	Botley	Eastleigh Southampton Winchester
18	3-4-C (part) and 3-34-C North of Hedge End Station	Botley	Eastleigh Southampton Winchester
19	South of Maddoxford Lane	Botley	Eastleigh Southampton Winchester
20	3-8-C North east of Winchester Street	Botley	Eastleigh Southampton
21	3-12-C East of Kings Copse Avenue	Botley	Eastleigh Southampton Winchester
22	3-14-C East of Precosa Road	Botley	Eastleigh Southampton Winchester
23	3-18C; 3-22-U and 3-32-C North of Broad Oak	Botley	Eastleigh Southampton Winchester
24	3-19-C Broad Oak Garage, Botley	Botley	Eastleigh Southampton Winchester
25	3-28-C; 3-30-C and 3-31-C East of Denham's Corner	Botley	Eastleigh Southampton Winchester
26	3-35-C Braxells Farm	Botley	Eastleigh Southampton Winchester

Overall Score	Overall Rating
1.70	Poor
1.90	Poor
1.80	Poor
2.50	Average
2.60	Average
2.18	Average
2.80	Average
2.70	Average
1.45	Poor
1.80	Poor

Ref.	Site Number	Origin-Destination Travel of Work	
		Ward	Destinations
27	4-5-C North of Blundell Lane	Bursledon & Old Netley	Eastleigh Southampton Fareham
28	4-6-C North of Bridge Road	Bursledon & Old Netley	Eastleigh Southampton Fareham
29	4-11-C Providence Hill and Oakhill	Bursledon & Old Netley	Eastleigh Southampton Fareham
30	4-14-C and 4-26-C North of Providence Hill	Bursledon & Old Netley	Eastleigh Southampton Fareham
31	4-21-C South of Peewit Hill	Bursledon & Old Netley	Eastleigh Southampton Fareham
32	4-27-C Heath House Farm	Bursledon & Old Netley	Eastleigh Southampton Fareham
33	4-28-C South east of Windmill Lane	Bursledon & Old Netley	Eastleigh Southampton Fareham

Overall Score	Overall Rating
2.09	Average
2.55	Average
3.00	Good
2.82	Average
2.20	Average
2.60	Average
1.91	Poor

Ref.	Site Number	Origin-Destination Travel of Work	
		Ward	Destinations
34	10-8-C and 10-9-C West and east of Shop Lane	Bursledon & Old Netley	Eastleigh Southampton Fareham
35 a,b,c	10-14-C; 10-15-C and 10-16-C Plough Inn	Bursledon & Old Netley	Eastleigh Southampton Fareham
36	10-19-C and 10-21-C West and east of Hamble Lane	Hamble le Rice	Eastleigh Southampton Winchester
37	10-24-C East of Shop Lane	Bursledon & Old Netley	Eastleigh Southampton Fareham
38	10-25-C North of Satchell Lane	Hamble le Rice	Eastleigh Southampton Winchester
39	8-11-C North and South of Kings Avenue	Hamble le Rice	Eastleigh Southampton Winchester
40 a, b, c	8-3-C; 8-5-C; and 8-13-C Mercury Yacht Marina	Hamble le Rice	Eastleigh Southampton Winchester

Overall Score	Overall Rating
2.40	Average
2.18	Average
2.36	Average
2.36	Average
2.50	Average
2.30	Average
2.00	Average

Accompanying Notes

All distances, unless otherwise specified, have been measured from the centre of the development site using the shortest walking route along footways and public rights of way, taking into account geographical barriers such as rivers, hills, roads and railways.

Local Centres

Source: CIHT Providing for Journeys on Foot: <http://www.ciht.org.uk/en/knowledge/publications/index.cfm/providing-for-journeys-on-foot-2000>

Rationale - the desirable walking distance to access a local centre is 200m; the acceptable distance 400m and maximum acceptable distance 800m. The quality of the local centre is also of relevance as residents are more likely to travel a small extra distance to a better equipped centre.

Distance (metres)	Rating
<200	Very Good (5)
201-400	Good (4)
401-600	Average (3)
601-800	Poor (2)
801+	Very Poor (1)

Centre Name	Score
Eastleigh	5
Hedge End Centre and Chandler's Ford Fryern	4
Botley, Lowford, Chandler's Ford Central, Hursley Road, Boyatt Centre, Fair Oak Centre, Hamble Square, Station Road, West End Centre, Victoria Road, SGO District Centre	3
All others	2

District Centres

As with the assessment for local centres, district centres have been assessed using a distance rating as well as a quality rating. Again this has been used to reflect the likelihood that the range of shops and facilities is likely to influence residents' choice of district centre destination.

Distance Buffer (km)	Rating
0-1	5
1-2	4
2-3	3
3-4	2
4+	1

Centre Name	Score
Eastleigh	5
Hedge End and Chandler's Ford	3

Walk to School Distance

Sources: CIHT's 'Providing for Journeys on Foot' <http://www.ciht.org.uk/en/knowledge/publications/index.cfm/providing-for-journeys-on-foot-2000>

National Travel Survey 2014 <https://www.gov.uk/government/statistics/national-travel-survey-2014>.

Rationale: the shorter the distance to school, the more likely children are to walk. CIHT's study notes that 400m is generally an acceptable walking distance for pedestrians without mobility impairment. For Primary Schools, the NTS shows that 78% of all journeys to school less than a mile were made by walking, for Secondary Schools, the figure was 87% with a further 57% of journeys between 1-2 miles made on foot.

Rating: Primary School

Distance (metres)	Rating
<400	Very Good (5)
401-600	Good (4)
601-800	Average (3)
801-1000	Poor (2)
1000+	Very Poor (1)

Rating: Secondary School

Distance (metres)	Rating
<800	Very Good (5)
801-1200	Good (4)
1201-1600	Average (3)
1601-2000	Poor (2)
2001+	Very Poor (1)

GP Surgery

Source: CIHT's 'Providing for Journeys on Foot' Providing for Journeys on Foot: <http://www.ciht.org.uk/en/knowledge/publications/index.cfm/providing-for-journeys-on-foot-2000>

Rationale – CIHT show that the acceptable walking distance is up to 800m. The maximum acceptable walking distance for accessing a GP surgery is 2000m.

Distance (metres)	Rating
<400	Very Good (5)
401-800	Good (4)
801-1200	Average (3)
1201-1600	Poor (2)
1601+	Very Poor (1)

Bus Stops

Source: NBS 'Providing Public Transport for New Development' <https://www.thenbs.com/PublicationIndex/documents/details?Pub=IHT&DocId=259364>

Rationale: acceptable walking distance to a bus stop increases as the service frequency increases. To acknowledge that new development may result in slight relocation of bus stops, distances have been measured to the nearest bus route, rather than a specific bus stop.

Distance (metres)	Frequency (mins)				
	15	20	25	30	30+
<200	5	4	3	2	1
201-400	4	4	3	2	1
401-600	3	3	2	2	1
601-800	2	2	2	1	1
800+	1	1	1	1	1

Railway Stations

Source: Explaining Walking Distance to Public Transport: http://sydney.edu.au/business/_data/assets/pdf_file/0013/106501/Daniels-Mulley-Explaining.pdf

Office of Rail and Road: <http://orr.gov.uk/statistics/published-stats/statistical-releases>

Rationale - as with access to bus services, people are willing to walk further to railway stations with frequent services and are willing to walk further to access a train than a bus. The different scores reflect the levels of service at each station. Swaythling station is included, despite being located outside of the Borough, as the closest station for a handful of sites to the west of the Borough.

Distance (Metres)	Eastleigh & Airport Parkway	Hedge End, Botley & Swaythling	All Others
<400	5	4	3
401-800	4	4	2
801-1200	3	3	2
1201-1400	2	2	1
1400+	1	1	1

Final Rating Score

Each site has been given a final score and rating based on a mean average of all of the ratings for each factor.

Rating Scale	
0-0.9	Very Poor
1.0-1.9	Poor
2.0-2.9	Average
3.0-3.9	Good
4.0+	Very Good

Appendix 2: SLAA Countryside Gap Appraisal

KEY:

Map ID: 1. Parish				
SLAA Reference(s)				
Does site play an important role in maintaining settlement separation?	Yes	In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?	Poor Factor	Average Factor	Good Factor	Following a Landscape Appraisal of areas between settlements the 2001-2011 Gap boundaries were revised according to PUSH criteria (Phase 3). These areas were found to exhibit features that support the function of a settlement gap.
Are settlements 'at risk' of coalescence in this location?	Poor Factor	Average Factor	Good Factor	The quality of the 'gap' between settlements may already be 'weak' in this location either by existing development within the gap or by the close proximity of settlements. Further urban development could result in effective merging of settlements.
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?	Good Factor	Average Factor	Poor Factor	Physical features in the landscape can provide strong natural boundaries/edges to settlements which can contribute to settlement identity and help to defend against settlement coalescence.
Connections: Are there roads or footpaths linking the settlements through this area?	Poor Factor	Average Factor	Good Factor	Settlements which have multiple direct linkages with adjoining settlements can be at a greater risk of coalescence through ribbon development. Transitions can be eroded overtime through incremental development.
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?	Poor Factor	Average Factor	Good Factor	Land that is predominantly open or has a distinct or coherent land management pattern can provide a useful transition from one 'urban area' to another and contribute to a sense of separation of settlements.
Inter-visibility: Are views of settlements (from within the area) obscured?	Good Factor	Average Factor	Poor Factor	Being unable to see the respective settlements either due to topography or vegetation can contribute to a sense of separation between settlements.

<p>Potential for development to avoid impacting settlement coalescence?</p>	<p>Very Poor/Poor</p> <p>High number of 'Poor Factor' scores which will mean urban development in this location not recommended. Impact on settlement coalescence would be significant and difficult to offset.</p>	<p>Average</p> <p>High number of 'Average Factor' scores or a mix of 'Poor Factor' and 'Good Factor' scores which mean that some development in this location may be possible. Negative impact on settlement coalescence may be offset by mitigation¹.</p>	<p>Good/Very Good</p> <p>High number of 'Good Factor' scores which will mean that development will not contribute to coalescence of settlements in this location.</p>
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¹ In considering whether negative impacts on settlement coalescence may be offset by mitigation, it is appropriate to consider whether development could consolidate the existing settlement pattern and/or create a new defensible urban edge.

1. West of Allbrook Way				
1-5-C and 1-7-C				
Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				
Does the land lie between settlements?				
Are settlements 'at risk' of coalescence in this location?				Settlements are largely separated by undeveloped woodland and major roads.
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				Allbrook Way
Connections: Is there a road or footpath linking the settlements through this area?				The northern end is connected by the Pitmore Lane footpath/cycleway, the southern end by Allbrook Hill
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				Existing 'Gap' contributes to a sense of transition between settlements. Negative impacts on the gap may be able to be offset through mitigation.
Inter-visibility: Are views of settlements (from within the area) obscured?				Limited by combination of topography and vegetation but some views east from parts of the footpath on high ground near to Allbrook Way
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further Comments				
Development of the high ground close to the Allbrook Link Road in combination with development on the eastern side of the road is likely to have a detrimental impact on the gap between the Boyatt Wood area and Allbrook. Allbrook way could become the new 'defensible boundary'. Development should be limited to one side of Allbrook Way only.				

2. East of Allbrook Way

1-4-C

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				
Does the land lie between settlements?				
Are settlements 'at risk' of coalescence in this location?				Settlements are largely separated by undeveloped woodland and major roads.
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				Allbrook Way
Connections: Is there a road or footpath linking the settlements through this area?				Allbrook Hill
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				Existing 'Gap' contributes to a sense of transition between settlements. Negative impacts on the gap may be able to be offset through mitigation.
Inter-visibility: Are views of settlements (from within the area) obscured?				Limited by combination of topography and vegetation.
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good

Further Comments

Development on the eastern side of the road in combination with development of the high ground west of the Allbrook Link Road is likely to have a detrimental impact on the gap between the Boyatt Wood area. Allbrook way could become the new 'defensible boundary'. Development should be limited to one side of Allbrook Way only.

3. Church Road, Bishopstoke

2-6-C

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				
Does the land lie directly between settlements?				
Are settlements 'at risk' of coalescence in this location?				Settlements are largely separated by undeveloped woodland and major roads.
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				Tributary of the River Itchen and Breach Sling Copse
Connections: Is there a road or footpath linking the settlements through this area?				Minor roads and footpaths
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				Development could consolidate the existing settlement pattern and/or create a new defensible urban edge.
Inter-visibility: Are views of settlements (from within the area) obscured?				Limited by combination of topography and vegetation.
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further comments				

4. East of Knowle Lane, Fair Oak

7-11-C

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				
Does the land lie directly between settlements?				
Are settlements 'at risk' of coalescence in this location?				Upham and Fair Oak are separated by topography, distance>1Km and blocks of woodland
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				
Connections: Is there a road or footpath linking the settlements through this area?				Connected via Mortimers Lane and indirect footpath links
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				The area is too small to influence this
Inter-visibility: Are views of settlements (from within the area) obscured?				No intervisibility
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further comments				

5. North of Knowle Lane, Fair Oak

7-19-C and 7-22-C

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment	
Does the land lie within an existing (revised) 'Settlement Gap'?					
Does the land lie directly between settlements?				In a narrow gap between the southern end of Fair Oak and Horton Heath	
Are settlements 'at risk' of coalescence in this location?					
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment	
Severance: Is there a major road, river or railway severing the settlements in this location?					
Connections: Is there a road or footpath linking the settlements through this area?				Botley Road and footpaths	
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?					
Inter-visibility: Are views of settlements (from within the area) obscured?				Intervisibility from southern end of Knowle Lane, and Botley Road	
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good	
Further comments					

6. Cockpit Farm, Horton Heath

7-20-C

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				
Does the land lie directly between settlements?				At present the site is located indirectly between Fair oak and Horton Heath
Are settlements 'at risk' of coalescence in this location?				Development in this location could contribute to an erosion of settlement identity if further development takes place to the west of the site
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				
Connections: Is there a road or footpath linking the settlements through this area?				Knowle Lane and footpaths
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				Particularly if further development takes place
Inter-visibility: Are views of settlements (from within the area) obscured?				Some intervening vegetation between existing development
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further Comments				
If further development associated with Fair Oak occurs to the west of this site this area would make a significant contribution towards separating Fair oak and Horton Heath and it is suggested that the gap should be extended into this area.				

7. West of Durley Road, Horton Heath

7-21-C

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				
Does the land lie directly between settlements?				
Are settlements 'at risk' of coalescence in this location?				
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				
Connections: Is there a road or footpath linking the settlements through this area?				Indirectly via Knowle Lane and footpaths
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				The site makes some contribution to this in combination with 05 and 06
Inter-visibility: Are views of settlements (from within the area) obscured?				Mainly obscured by topography and vegetation
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further comments				

8. East of Allington Lane, Fair Oak

7-27-C

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				
Does the land lie directly between settlements?				Not directly between existing settlements but may be between new development associated with Horton Heath and Fair Oak
Are settlements 'at risk' of coalescence in this location?				Yes if new development extends up too far from the south
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				
Connections: Is there a road or footpath linking the settlements through this area?				Allington Lane
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				May contribute to this if other land to the south is developed
Inter-visibility: Are views of settlements (from within the area) obscured?				Likely to be partial views depending on the form of new development
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further Comments				
Could contribute to the cumulative erosion of settlement identity if land immediately to the south and west is developed but this is a very small site.				

9. Fir Tree Farm, Horton Heath				
7-44-C				
Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				Further development north west of Horton heath may prompt a further gap amendment here
Does the land lie directly between settlements?				Part of the area lies between new development at Horton Heath and Bishopstoke
Are settlements 'at risk' of coalescence in this location?				The area closest to Allington Lane is the most sensitive in terms of negative impact on the gap between Horton Heath, Fair Oak and Bishopstoke
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				
Connections: Is there a road or footpath linking the settlements through this area?				Allington Lane
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				Development of the north western side of this area in particular would impact on this
Inter-visibility: Are views of settlements (from within the area) obscured?				Not at present but in future this will depend on the extend of new development
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further Comments				
Development of the whole of this area would undermine the separation of Horton heath and Bishopstoke; it would be beneficial to the continued separation of the 3 settlements of Fair Oak, Horton heath and Bishopstoke to extend the gap into the northern part of this site.				

10. Lechlade, Fair Oak				
7-51-C				
Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				
Does the land lie directly between settlements?				
Are settlements 'at risk' of coalescence in this location?				Fair oak and Horton heath are very close in this area
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				
Connections: Is there a road or footpath linking the settlements through this area?				Botley Road
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				Likely to make a small difference
Inter-visibility: Are views of settlements (from within the area) obscured?				Partly obscured by vegetation
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further comments				

11. South of Moorgreen Road, West End

11-10-C, 11-11-C and 11-12-C

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment	
Does the land lie within an existing (revised) 'Settlement Gap'?					
Does the land lie directly between settlements?					
Are settlements 'at risk' of coalescence in this location?					
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment	
Severance: Is there a major road, river or railway severing the settlements in this location?				The bulk of West End is severed from Hedge End by the M27 except for the development extending east along Moorgreen Road	
Connections: Is there a road or footpath linking the settlements through this area?				Moorgreen Road	
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?					
Inter-visibility: Are views of settlements (from within the area) obscured?				Intervisibility between Moorgreen Road area and Hedge End	
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor			Average	Good/Very Good
Further comments					

12. North of Barbe Baker Avenue, West End

11-17-C, and 11-18-C

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				
Does the land lie directly between settlements?				Not existing settlements, new development to the north of the M27 might change this situation
Are settlements 'at risk' of coalescence in this location?				
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				M27
Connections: Is there a road or footpath linking the settlements through this area?				
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				
Inter-visibility: Are views of settlements (from within the area) obscured?				Some intervisibility with Eastleigh from elevated viewpoints
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further comments				

13. West of Woodhouse Lane, Hedge End				
9-3-C				
Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				
Does the land lie directly between settlements?				Hedge End, Botley and Boorley Green
Are settlements 'at risk' of coalescence in this location?				The extent of coalescence depends on the location and extent of new development on the site and the cumulative effect of any development north of the railway track
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				The railway only separates this site from potential development north of Hedge End
Connections: Is there a road or footpath linking the settlements through this area?				Botley Road and Woodhouse Lane
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				The effect will depend on the extent of any remaining undeveloped gap
Inter-visibility: Are views of settlements (from within the area) obscured?				Partly, by vegetation and topography
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further Comments				
The south western part of the site is less sensitive to development with regard to protection of the identity of the surrounding settlements. The eastern corner of the site is close to the centre of the gap between the settlements and development of this part of the site would have a detrimental effect on settlement identity. Development north of the railway could further exacerbate the erosion of settlement identity in this location.				

14. Rickwood Farm, Hedge End				
9-24-C				
Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				
Does the land lie directly between settlements?				
Are settlements 'at risk' of coalescence in this location?				
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				M27
Connections: Is there a road or footpath linking the settlements through this area?				Charles Watts Way
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				Likely to contribute to cumulative effect of development on open land in part of the gap which is already partly developed, blurring the existing perceived urban edge
Inter-visibility: Are views of settlements (from within the area) obscured?				
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further comments				

15. North of Pewit Hill Close, Hedge End

9-26-C and 9-27-C

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				
Does the land lie directly between settlements?				
Are settlements 'at risk' of coalescence in this location?				Development on both sides of the M27 does have an adverse effect on the gap
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				M27
Connections: Is there a road or footpath linking the settlements through this area?				Dodwell lane
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				Development will contribute to this effect
Inter-visibility: Are views of settlements (from within the area) obscured?				
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further comments				

16. North of Grange Rd, Hedge End

3-27-C

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment	
Does the land lie within an existing (revised) 'Settlement Gap'?				Exposed land between Botley and Hedge End	
Does the land lie directly between settlements?					
Are settlements 'at risk' of coalescence in this location?					
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment	
Severance: Is there a major road, river or railway severing the settlements in this location?					
Connections: Is there a road or footpath linking the settlements through this area?					
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				(though not if this refers only to existing industrial development)	
Inter-visibility: Are views of settlements (from within the area) obscured?				Only in part by existing vegetation	
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor			Average	Good/Very Good
Further comments					

17. North of Bubb Lane, Horton Heath

3-4-C;

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment	
Does the land lie within an existing (revised) 'Settlement Gap'?					
Does the land lie directly between settlements?					
Are settlements 'at risk' of coalescence in this location?					
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment	
Severance: Is there a major road, river or railway severing the settlements in this location?				Railway	
Connections: Is there a road or footpath linking the settlements through this area?				Burnetts Lane and Botley Road	
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?					
Inter-visibility: Are views of settlements (from within the area) obscured?				Mainly by vegetation	
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor			Average	Good/Very Good
Further comments					

18. North of Hedge End railway station, Hedge End				
3-4-C				
3-34-C				
Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				
Does the land lie directly between settlements?				
Are settlements 'at risk' of coalescence in this location?				
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				Railway
Connections: Is there a road or footpath linking the settlements through this area?				Burnetts Lane , Botley Road
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				
Inter-visibility: Are views of settlements (from within the area) obscured?				Hedge end is visible
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further comments				

19. South of Maddoxford lane, Boorley Green				
3-7-C and land to the east				
Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				
Does the land lie directly between settlements?				Only part of it
Are settlements 'at risk' of coalescence in this location?				May have a small negative effect
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				Railway (indirectly)
Connections: Is there a road or footpath linking the settlements through this area?				Footpath
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				May have a small negative effect
Inter-visibility: Are views of settlements (from within the area) obscured?				Topography and vegetation intervene
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further comments				
Initial SLAA site 3-7-C extended to include land to the east outside the gap				

20. North east of Winchester Street, Botley

3-8-C

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				
Does the land lie directly between settlements?				
Are settlements 'at risk' of coalescence in this location?				The physical separation of Boorley Green and Botley would be reduced if the north western end of the site is developed
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				Railway
Connections: Is there a road or footpath linking the settlements through this area?				Crows nest Lane/Botley Road and footpath
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				Depending on the extent of development
Inter-visibility: Are views of settlements (from within the area) obscured?				By topography and vegetation
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further comments				

21. East of Kings Copse Avenue, Hedge End				
3-12-C				
Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				
Does the land lie directly between settlements?				Recent new development off Pylands Lane is now situated between Hedge End and Bursledon
Are settlements 'at risk' of coalescence in this location?				
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				M27, A27
Connections: Is there a road or footpath linking the settlements through this area?				Footpath, indirect road connection
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				
Inter-visibility: Are views of settlements (from within the area) obscured?				Topography and woodland intervene
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further comments				

22. East of Precosa Road, Hedge End

3-14-C

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment	
Does the land lie within an existing (revised) 'Settlement Gap'?					
Does the land lie directly between settlements?				A significant part of the site lies between the main settlements	
Are settlements 'at risk' of coalescence in this location?					
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment	
Severance: Is there a major road, river or railway severing the settlements in this location?					
Connections: Is there a road or footpath linking the settlements through this area?				Footpath connections	
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				As experienced from footpaths	
Inter-visibility: Are views of settlements (from within the area) obscured?				Only in part by vegetation	
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good	
Further comments					

23. North of Broad Oak, Botley

3-18-C;

3-22-C; and

3-32-C

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment	
Does the land lie within an existing (revised) 'Settlement Gap'?					
Does the land lie directly between settlements?					
Are settlements 'at risk' of coalescence in this location?					
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment	
Severance: Is there a major road, river or railway severing the settlements in this location?					
Connections: Is there a road or footpath linking the settlements through this area?				A334	
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?					
Inter-visibility: Are views of settlements (from within the area) obscured?				From some parts of the site	
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor			Average	Good/Very Good
Further comments					

24. Garage at Broad Oak, Botley				
3-19-C;				
Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				In part of gap proposed for removal
Does the land lie directly between settlements?				Existing development at Broad Oak intervenes
Are settlements 'at risk' of coalescence in this location?				Not in this particular location
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				
Connections: Is there a road or footpath linking the settlements through this area?				A334
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				
Inter-visibility: Are views of settlements (from within the area) obscured?				Not from this location
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further Comments				
The 3-19-C site is already developed and has an urban character in contrast to that of 3-18-C,3-22-C, 3-32-C and does not make a contribution to the gap function in this area				

25. East of Denham's Corner, Horton Heath

3-28-C;

3-30-C: and

3-31-C:

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment	
Does the land lie within an existing (revised) 'Settlement Gap'?					
Does the land lie directly between settlements?				Between the edge of Horton Heath and new development at Boorley Green	
Are settlements 'at risk' of coalescence in this location?				Risk is partly dependent on the extent of adjoining development	
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment	
Severance: Is there a major road, river or railway severing the settlements in this location?					
Connections: Is there a road or footpath linking the settlements through this area?				Botley Road	
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				Particularly in combination with development to the southwest and NE Hedge End	
Inter-visibility: Are views of settlements (from within the area) obscured?				Mainly by vegetation	
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor			Average	Good/Very Good
Further comments					

26. Braxells Farm, Hedge End				
3-35-C;				
Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				Site is surrounded by SLAA site ref. 3-37-C which has planning permission for residential development
Does the land lie directly between settlements?				
Are settlements 'at risk' of coalescence in this location?				
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				Railway in the context of Hedge End
Connections: Is there a road or footpath linking the settlements through this area?				Botley Road
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				
Inter-visibility: Are views of settlements (from within the area) obscured?				Partial views
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further comments				

27. North of Blundell Lane, Bursledon

4-5-C;

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment		
Does the land lie within an existing (revised) 'Settlement Gap'?						
Does the land lie directly between settlements?				Only in part		
Are settlements 'at risk' of coalescence in this location?						
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment		
Severance: Is there a major road, river or railway severing the settlements in this location?				M27		
Connections: Is there a road or footpath linking the settlements through this area?				Indirect road and footpath links		
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?						
Inter-visibility: Are views of settlements (from within the area) obscured?						
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good		
Further comments						

28. North of Bridge Rd, Bursledon

4-6-C;

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment		
Does the land lie within an existing (revised) 'Settlement Gap'?						
Does the land lie directly between settlements?				But >1Km distant		
Are settlements 'at risk' of coalescence in this location?						
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment		
Severance: Is there a major road, river or railway severing the settlements in this location?				M27		
Connections: Is there a road or footpath linking the settlements through this area?				Not directly		
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?						
Inter-visibility: Are views of settlements (from within the area) obscured?						
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good		
Further comments						

29. Providence Hill and Oakhill, Bursledon

4-11-C

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment		
Does the land lie within an existing (revised) 'Settlement Gap'?						
Does the land lie directly between settlements?						
Are settlements 'at risk' of coalescence in this location?						
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment		
Severance: Is there a major road, river or railway severing the settlements in this location?				M27		
Connections: Is there a road or footpath linking the settlements through this area?				Dodwell Lane		
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?						
Inter-visibility: Are views of settlements (from within the area) obscured?						
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good		
Further comments						

30. North of Providence Hill, Bursledon

4-14-C;

4-26-C;

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				
Does the land lie directly between settlements?				
Are settlements 'at risk' of coalescence in this location?				
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				M27
Connections: Is there a road or footpath linking the settlements through this area?				A3024 via A27
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				
Inter-visibility: Are views of settlements (from within the area) obscured?				
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further comments				

31. South of Peewit Hill, Hedge End

4-21-C;

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment	
Does the land lie within an existing (revised) 'Settlement Gap'?					
Does the land lie directly between settlements?					
Are settlements 'at risk' of coalescence in this location?				Site is close to connecting route between settlements	
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment	
Severance: Is there a major road, river or railway severing the settlements in this location?				M27	
Connections: Is there a road or footpath linking the settlements through this area?				A3024	
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?					
Inter-visibility: Are views of settlements (from within the area) obscured?				Obscured by topography and vegetation	
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor			Average	Good/Very Good
Further comments					

32. Heath House Farm, Hedge End

4-27-C;

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment		
Does the land lie within an existing (revised) 'Settlement Gap'?						
Does the land lie directly between settlements?						
Are settlements 'at risk' of coalescence in this location?				New development off Pylands Lane intervenes		
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment		
Severance: Is there a major road, river or railway severing the settlements in this location?				M27		
Connections: Is there a road or footpath linking the settlements through this area?				Not directly		
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?						
Inter-visibility: Are views of settlements (from within the area) obscured?						
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good		
Further comments						

33. South east of Windmill Lane, Bursledon

4-28-C;

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				
Does the land lie directly between settlements?				
Are settlements 'at risk' of coalescence in this location?				Site is closer to Hedge End than the adjoining areas
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				M27
Connections: Is there a road or footpath linking the settlements through this area?				A3024 via A27
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				
Inter-visibility: Are views of settlements (from within the area) obscured?				Potential visibility of some new development on higher ground
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further comments				

34. West and east of Shop Lane, Bursledon				
10-8-C;				
10-9-C:				
Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				
Does the land lie directly between settlements?				
Are settlements 'at risk' of coalescence in this location?				
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				Hamble Lane , but this does not have a significant effect on visual separation
Connections: Is there a road or footpath linking the settlements through this area?				Portsmouth Road and indirectly via Bursledon Road
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				As seen from Bursledon Road and Portsmouth Road
Inter-visibility: Are views of settlements (from within the area) obscured?				Tall buildings on the edge of Southampton and the hypermarket in Bursledon may be seen from parts of the area
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further comments				

35a. South of Pound Road, Bursledon				
10-14-C;				
Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				In the gap between Hound and Southampton
Does the land lie directly between settlements?				
Are settlements 'at risk' of coalescence in this location?				
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				
Connections: Is there a road or footpath linking the settlements through this area?				Portsmouth Road and footpaths
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				
Inter-visibility: Are views of settlements (from within the area) obscured?				By vegetation
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further Comments				

36b. South of Pound Rd, Bursledon				
10-15-C;				
Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				In the gap between Hound and Southampton
Does the land lie directly between settlements?				
Are settlements 'at risk' of coalescence in this location?				
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				
Connections: Is there a road or footpath linking the settlements through this area?				Portsmouth Road and footpaths
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				
Inter-visibility: Are views of settlements (from within the area) obscured?				By vegetation
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further Comments				

36c. South of Pound Rd, Bursledon

10-16-C

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				
Does the land lie directly between settlements?				Not in the case of 10-16-C
Are settlements 'at risk' of coalescence in this location?				
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				
Connections: Is there a road or footpath linking the settlements through this area?				Portsmouth Road and footpaths
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				
Inter-visibility: Are views of settlements (from within the area) obscured?				By vegetation
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good

Further Comments

The 10-16-C site (outside the existing designated gap) immediately north of Berry Farm does not really contribute to the gap function.

Map ID: 37. West and east of Hamble Lane, Bursledon

10-19-C;

10-21-C;

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment	
Does the land lie within an existing (revised) 'Settlement Gap'?					
Does the land lie directly between settlements?					
Are settlements 'at risk' of coalescence in this location?					
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment	
Severance: Is there a major road, river or railway severing the settlements in this location?				Railway, severing the southern parts of Hamble and Hound from the built up parts of Bursledon and Hound to the north	
Connections: Is there a road or footpath linking the settlements through this area?				Hamble Lane	
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?					
Inter-visibility: Are views of settlements (from within the area) obscured?				Obscured by vegetation	
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor			Average	Good/Very Good
Further Comments					
The gap between settlements in this location has a very open character in the coastal plain and development in this area would be particularly intrusive					

37. East of Shop Lane, Bursledon

10-24-C;

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment	
Does the land lie within an existing (revised) 'Settlement Gap'?					
Does the land lie directly between settlements?					
Are settlements 'at risk' of coalescence in this location?					
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment	
Severance: Is there a major road, river or railway severing the settlements in this location?				Hamble lane but this does not have a significant effect on the visual separation of settlements	
Connections: Is there a road or footpath linking the settlements through this area?				Portsmouth Road and indirectly via Bursledon Road and footpaths	
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				As seen from Bursledon Road and Portsmouth Road	
Inter-visibility: Are views of settlements (from within the area) obscured?				Tall buildings on the edge of Southampton and the hypermarket in Bursledon may be seen from parts of the area	
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor			Average	Good/Very Good
Further comments					

38. North of Satchell Lane, Bursledon

10-25-C;

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment	
Does the land lie within an existing (revised) 'Settlement Gap'?				Gap in the confluence between Bursledon, Hamble, Netley	
Does the land lie directly between settlements?					
Are settlements 'at risk' of coalescence in this location?					
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment	
Severance: Is there a major road, river or railway severing the settlements in this location?				Hamble Lane has a relatively minor visual effect between settlements E-W	
Connections: Is there a road or footpath linking the settlements through this area?				Hamble Lane and Satchell lane	
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?					
Inter-visibility: Are views of settlements (from within the area) obscured?				In part by vegetation and buildings	
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor			Average	Good/Very Good
Further comments					
Consolidation of development in this location would increase urbanisation in the middle of gap between 3 settlements					

39. North and south of Kings Avenue, Hamble

8-11-C;

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				
Does the land lie directly between settlements?				
Are settlements 'at risk' of coalescence in this location?				
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				Railway track to the north
Connections: Is there a road or footpath linking the settlements through this area?				Hamble Lane
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				
Inter-visibility: Are views of settlements (from within the area) obscured?				
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further comments				

40a. Satchell Lane, Hamble

8-5-C: Land west of Satchell Lane; and

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment	
Does the land lie within an existing (revised) 'Settlement Gap'?					
Does the land lie directly between settlements?					
Are settlements 'at risk' of coalescence in this location?				Physical separation is reinforced by the woodland	
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment	
Severance: Is there a major road, river or railway severing the settlements in this location?				Railway track	
Connections: Is there a road or footpath linking the settlements through this area?				Indirectly via Satchell Lane	
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?					
Inter-visibility: Are views of settlements (from within the area) obscured?					
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good	
Further Comments					
8-5-C does not make a contribution to the perception of a gap between Hamble and Bursledon.					

40b. Satchell Lane, Hamble

8-13-C: Land at Hamble Petroleum Storage depot

Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				8-13-C is within an area which has been suggested could be removed from the gap
Does the land lie directly between settlements?				8-13-C lies between the northern part of Hamble and the southern edge of Bursledon
Are settlements 'at risk' of coalescence in this location?				Physical separation is reinforced by the presence of woodland
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				Railway track
Connections: Is there a road or footpath linking the settlements through this area?				Indirectly via Satchell Lane
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				
Inter-visibility: Are views of settlements (from within the area) obscured?				
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good

Further Comments

8-13-C does not make a significant contribution to the perception of a gap between Hamble and Bursledon in isolation.

40c. Satchell Lane, Hamble				
8-3-C: Mercury Yacht marina				
Does site play an important role in maintaining settlement separation?	Yes	? /or In part	No	Comment
Does the land lie within an existing (revised) 'Settlement Gap'?				8-3-C is within an area which has been suggested could be removed from the gap
Does the land lie directly between settlements?				part of 8-3-C lies between the northern part of Hamble and the southern edge of Bursledon
Are settlements 'at risk' of coalescence in this location?				Physical separation is reinforced by the presence of salt marsh and woodland
Are there features which help to sever or connect settlements in this location that may contribute to perception of separate settlement identity?	Yes	? /or In part	No	Comment
Severance: Is there a major road, river or railway severing the settlements in this location?				Railway track
Connections: Is there a road or footpath linking the settlements through this area?				Indirectly via Satchell Lane
Would development of this area result in a loss of 'a sense of transition' of leaving one settlement before entering another in this area?				Some loss might be perceived from the river if development extends to the northern limit of the site
Inter-visibility: Are views of settlements (from within the area) obscured?				Some intervisibility is experienced from the northern extent of 8-3-C and public footpath in Bursledon
Potential for development to avoid impacting settlement coalescence?	Very Poor/Poor		Average	Good/Very Good
Further Comments				

Appendix 3: Landscape Sensitivity Appraisal

KEY:

Site SLAA Reference(s)				
Does the site contain important or distinctive landscape features?	Yes	In part	No	Comment, Indicators of higher sensitivity to development:
Presence of strong topographic form/variety	High sensitivity	Moderate Sensitivity	Low Sensitivity	Presence of strong topographic form/variety
Varied range of land cover/uses	High sensitivity	Moderate Sensitivity	Low Sensitivity	Wide variety of land cover/ uses
Hydrology	High sensitivity	Moderate Sensitivity	Low Sensitivity	Presence of hydrological distinction and variety
Landscape elements/structure	High sensitivity	Moderate Sensitivity	Low Sensitivity	Presence of diverse landscape elements and a strong landscape structure
Is the site predominantly dominated by urban elements?	Yes	In part	No	Comment
Landscape scale, lack of urbanising features	High sensitivity	Moderate Sensitivity	Low Sensitivity	Absence of human scale urban elements
Enclosure/openness	High sensitivity	Moderate Sensitivity	Low Sensitivity	Intact landscape pattern with defined sense of enclosure
Pattern and complexity, remoteness	High sensitivity	Moderate Sensitivity	Low Sensitivity	Complex landscape pattern, remote location
Biodiversity and Habitat (dealt with elsewhere)				
Does the site contain important historic elements?				
Historic parklands/gardens/SAMs, historic landscape structure	High sensitivity	Moderate Sensitivity	Low Sensitivity	Presence of recorded historic elements including recognisable intact historical field patterns

Historic settlement pattern, vernacular buildings	High sensitivity	Moderate Sensitivity	Low Sensitivity	Presence of dispersed settlement pattern with absence of modern development and presence of vernacular buildings
Views and Visibility				
Are views of the site contained or open?	High sensitivity	Moderate Sensitivity	Low Sensitivity	Open, expansive or unfiltered views.
Are key views experienced by people who have a high level of interest in the visual environment?	High sensitivity	Moderate Sensitivity	Low Sensitivity	Views from footpaths and areas of public space supporting informal recreation are likely to be more significant than views from busy roads or places where users are not primarily interested in the external environment
Are there important skyline views?	High sensitivity	Moderate Sensitivity	Low Sensitivity	Prominent, distinctive or undeveloped skylines or those with important historic landmarks
Potential for development to avoid impacting sensitive landscapes?	<p>High sensitivity</p> <p>Mainly high landscape sensitivity scores which will mean urban development in this location not recommended. Impact the landscape would be significant and difficult to offset.</p>	<p>Moderate sensitivity</p> <p>High number of 'Moderate sensitivity' scores or a mix of 'High' and 'Low sensitivity' scores which indicates overall moderate sensitivity which will mean that some development in this location may be possible. Negative landscape or visual impact may be offset by extensive mitigation¹.</p>	<p>Low sensitivity</p> <p>Mainly 'Low sensitivity' scores, meaning that development may more easily be accommodated without significant negative landscape or visual impact, with limited mitigation¹.</p>	

¹ In considering whether negative landscape and visual impacts may be offset by mitigation, it is appropriate to consider whether development could be accommodated within a new landscape framework including the creation of a new defensible urban edge.

1. West of Allbrook Way

1-5-C and 1-7-C Allbrook Way

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				Varied topography including high ground with long views
Varied range of land cover/uses?				Grazing, copses, water bodies, wet land
Presence of hydrological distinction and variety?				Flooded clay pits and alder/willow wet land
Presence of diverse landscape elements and a strong landscape structure?				Hedgerows, trees ,water
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Away from site boundaries
Is there an intact landscape pattern with defined sense of enclosure?				
Is there a complex landscape pattern, in a comparatively remote location?				The central part of the 1-5-C site exhibits a more complex and remote pattern than the rest of the site
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				No formal designation but 1-5-C contains former clay pits associated with historic industrial use
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

1. West of Allbrook Way

1-5-C and 1-7-C Allbrook Way

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				Important long views from high ground on the edge of 1-5-C
Are key views experienced by people who have a high level of interest in the visual environment?				From public footpaths, recreational walkers
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Mainly on the high ground in 1-5-C
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity
Further Comments				
Development should be avoided in the central part of 1-5-C associated with the former claypits and development should be designed to avoid breaking the skyline on high ground on the edge of 1-7-C (see also Landscape sensitivity appraisal of SGOs for further detail)				

2. East of Allbrook Way

1-4-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				Woodland, grazing,
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				Partly enclosed by woodland and hedgerows
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				
Is there an intact landscape pattern with defined sense of enclosure?				
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				Only Pitmore Copse
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

2. East of Allbrook Way

1-4-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity

Further Comments

With the exception of Lincoln's Copse which should not be developed the remaining land is of moderate/low sensitivity and the effects of development should be mitigated with a new landscape framework

3. Church Road, Bishopstoke

2-6-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				Partly enclosed by woodland and hedgerows
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				
Is there an intact landscape pattern with defined sense of enclosure?				The site is enclosed by trees and hedges on the western side
Is there a complex landscape pattern, in a comparatively remote location?				Small roadside site
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

3. Church Road, Bishopstoke

2-6-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				Footpath adjoins site
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity

Further Comments

Existing vegetation adjoining the site should be retained on the western side to protect long views across the valley

4 East of Knowle Lane, Fair Oak

7-11-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Adjoining existing development
Is there an intact landscape pattern with defined sense of enclosure?				
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

4 East of Knowle Lane, Fair Oak

7-11-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				Long views towards the east
Are key views experienced by people who have a high level of interest in the visual environment?				
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity

Further Comments

Site has consent for development already and the ground has been cleared and filled.

5 North of Knowle Lane, Fair Oak

7-19-C Land South of Yew Tree Cottage, Knowle Lane and

7-22-C Land East of Botley Road and north of Knowle Lane

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				Grass crop and dispersed development
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Edge of countryside
Is there an intact landscape pattern with defined sense of enclosure?				Clearly defined edges in part
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

5 North of Knowle Lane, Fair Oak

7-19-C Land South of Yew Tree Cottage, Knowle Lane and

7-22-C Land East of Botley Road and north of Knowle Lane

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Undeveloped skyline towards Knowle Hill Park
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity

Further Comments

Prominent edge of countryside site from adjoining roads but no special qualities

6. Cockpit Farm, Fair Oak

7-20-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				Farmland in mixed use
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				Established hedgerows with mature trees
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Edge of countryside, urban features mainly associated with agriculture
Is there an intact landscape pattern with defined sense of enclosure?				Clearly defined edges in part
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				Old hedgerows
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				Some traditional vernacular farm buildings in loose knit dispersed pattern

6. Cockpit Farm, Fair Oak

7-20-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Undeveloped skylines towards rising ground to the north
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity

Further Comments

Prominent edge of countryside site, any development should respect the setting of older buildings, the skyline to the north and established mature hedgerows

7. West of Durley Road, Fair Oak

7-21-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				Grazing and trees
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				Established hedgerows with mature trees
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Edge of countryside, urban features mainly associated with agriculture
Is there an intact landscape pattern with defined sense of enclosure?				Clearly defined edges in part
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				Old hedgerows
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

7. West of Durley Road, Fair Oak

7-21-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Tree belts on west and south eastern boundaries
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity

Further Comments
Prominent edge of countryside site, any development should respect the skyline of trees and the established mature hedgerows

8. East of Allington Lane, Fair Oak

7-27-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				Neglected grassland
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				Some mature trees
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Adjoining school buildings
Is there an intact landscape pattern with defined sense of enclosure?				Heavily modified in recent decades
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				Old trees
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

8. East of Allington Lane, Fair Oak

7-27-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Some distinctive trees seen against the skyline
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity
<p>Further Comments</p> <p>Ensure that mature trees are protected which form a distinctive landmark feature</p>				

9. Fir Tree Farm, Fair Oak

7-44-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				Allington Lane is elevated above most of the site, some level variation between Quobleigh Pond and Fir Tree Lane
Varied range of land cover/uses?				Wet woodland, arable, grazing
Presence of hydrological distinction and variety?				Part of Quobleigh Pond with the associated stream course
Presence of diverse landscape elements and a strong landscape structure?				Some mature trees, hedgerows, wet woodland
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Agricultural sheds and smaller buildings off Fir Tree Lane but the part of the site around the Pond is mainly free of urbanising features
Is there an intact landscape pattern with defined sense of enclosure?				Partly enclosed landscape below the Pond with intact hedgerows
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				Old trees, remains of former dam at Quobleigh Pond
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

9. Fir Tree Farm, Fair Oak

7-44-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				From footpath south of Pond
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Some distinctive trees seen against the skyline
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity

Further Comments

Quobleigh Pond, its associated setting and tree cover should be conserved and managed

10. Lechlade, Horton Heath

7-51-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				Private garden with large mature trees
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				Important mature trees
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Domestic uses with associated features
Is there an intact landscape pattern with defined sense of enclosure?				Enclosed by trees
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

10. Lechlade, Horton Heath

7-51-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Some distinctive trees seen against the skyline
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity

Further Comments

Existing important trees should be retained and will reduce the developable area available

11. South of Moorgreen Green, West End

11-10-C, 11-11-C and 11-12-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				Allotments, grassland
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				Important mature trees on site boundary enclose small areas of grassland
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Allotment structures and low voltage power lines on part of site
Is there an intact landscape pattern with defined sense of enclosure?				Enclosed by trees in part
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

11. South of Moorgreen Green, West End

11-10-C, 11-11-C and 11-12-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				From public footpath
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Some mature trees seen against the skyline
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity

Further Comments

Existing tree belts around site should be retained

12. North of Barbe Baker Avenue, West End

11-17-C, and 11-18-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				Northern part of site is elevated above surrounding land
Varied range of land cover/uses?				Grazing, recreational land
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Residential used surround site
Is there an intact landscape pattern with defined sense of enclosure?				
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

12. North of Barbe Baker Avenue, West End

11-17-C, and 11-18-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				Long views from elevated part of site
Are key views experienced by people who have a high level of interest in the visual environment?				From public footpaths and recreation space
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Some mature trees seen against the skyline from the southern part of the site
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity

Further Comments

Resolution to permit development, some public access to open space on high ground to be retained.

13. West of Woodhouse lane, Hedge End

9-3-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				Grazing, recreational land
Presence of hydrological distinction and variety?				Wooded stream course runs through site
Presence of diverse landscape elements and a strong landscape structure?				
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Residential and educational uses adjoin site on 2 sides
Is there an intact landscape pattern with defined sense of enclosure?				Parts of the site area are tightly enclosed by tree belts
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

13. West of Woodhouse lane, Hedge End

9-3-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are there key views experienced by people who have a high level of interest in the visual environment?				From public footpaths and recreation space
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Some mature trees seen against the skyline from the southern part of the site
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity
<p>Further Comments</p> <p>The enclosed character of the stream course and mature tree belts should be retained</p>				

14. Rickwood Farm, Hedge End

9-24-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Residential and industrial uses adjoin site
Is there an intact landscape pattern with defined sense of enclosure?				
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

14. Rickwood Farm, Hedge End**9-24-C**

Views and Visibility	Yes	?/or In part	No	Comment	
Open, expansive or unfiltered views?					
Are key views experienced by people who have a high level of interest in the visual environment?					
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?					
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity		Low Sensitivity

Further Comments**The hedgerow on Upper Northam Road should be retained**

15. North of Pewit Hill Close Hedge End

9-26-C and 9-27-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				Some level changes on edge of site
Varied range of land cover/uses?				Some tree cover but the northern part of the site has been developed for housing
Presence of hydrological distinction and variety?				Some established headwaters, ponds and stream
Presence of diverse landscape elements and a strong landscape structure?				
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Residential uses adjoin site
Is there an intact landscape pattern with defined sense of enclosure?				
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

15. North of Pewit Hill Close Hedge End

9-26-C and 9-27-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity

Further Comments

The northern part of the site is already being developed. The tree cover adjoining the M27 and the stream course should be retained

16. North of Grange Road, Hedge End

3-27-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				Grazing
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Open undeveloped site contrasts with adjoining land to west in industrial use, separated by established hedgerow
Is there an intact landscape pattern with defined sense of enclosure?				Site enclosed in part by hedgerows
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

16. North of Grange Road, Hedge End

3-27-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				Open views across site from Grange Road
Are key views experienced by people who have a high level of interest in the visual environment?				
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Some established tree groups on boundary
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity
<p>Further Comments</p> <p>Boundary screen with adjoining industrial uses should be reinforced, site is visible from the road</p>				

17. North of Bubb Lane, Horton Heath

3-4-C land north of Hedge End

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				Ground rises to the south
Varied range of land cover/uses?				Grazing, arable, tree cover, residential uses
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Most of the site is influenced by nearby residential uses
Is there an intact landscape pattern with defined sense of enclosure?				Site enclosed in part by hedgerows and tree belts
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

17. North of Bubb Lane, Horton Heath

3-4-C land north of Hedge End

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Some significant established tree belts
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity
Further Comments				
Prominent site on exposed junction ,retain established tree belts and hedgerows				

18. North of Hedge End railway station, Hedge End

3-4-C land north of Hedge End (part)

3-34-C land north of Hedge End railway station

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				Grazing, arable, tree cover ,scrub, residential and industrial uses
Presence of hydrological distinction and variety?				Stream course on southern boundary
Presence of diverse landscape elements and a strong landscape structure?				Presence of parkland in part with groups of mature oak
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				
Is there an intact landscape pattern with defined sense of enclosure?				Site enclosed in part by hedgerows and tree belts with parkland character
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				Remnants of old parkland planting
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

18. North of Hedge End railway station, Hedge End

3-4-C land north of Hedge End (part)

3-34-C land north of Hedge End railway station

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				From public footpath
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Some significant established copses
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity

Further Comments

Retain distinctive parkland character

19. South of Maddoxford Lane, Boorley Green

3-7-C and land to the east

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				Grazing, hedgerows
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Housing is visible on the western edge of the site
Is there an intact landscape pattern with defined sense of enclosure?				Site enclosed in part by hedgerows with trees
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

19. South of Maddoxford Lane, Boorley Green

33-7-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				From houses overlooking the site
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Some significant established copses
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity
Further Comments				
Retain existing boundary hedgerows with trees				

20. North east of Winchester Street, Botley

3-8-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				Gently rising ground to the north western end of the site
Varied range of land cover/uses?				Mainly grass and arable
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Site is influenced by large farm sheds and residential development
Is there an intact landscape pattern with defined sense of enclosure?				
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

20. North east of Winchester Street, Botley

3-8-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				From footpath
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Vegetation on railway embankment and in the Hamble valley (outside the side boundary)
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity
Further Comments				

21. East of Kings Copse Avenue, Hedge End

3-12-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				Mainly arable
Presence of hydrological distinction and variety?				Small stream courses on site
Presence of diverse landscape elements and a strong landscape structure?				
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Site is influenced by residential uses opposite and power lines
Is there an intact landscape pattern with defined sense of enclosure?				Mainly enclosed by hedgerows with mature trees
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

21. East of Kings Copse Avenue, Hedge End

3-12-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Distinctive tree line on south eastern edge of site
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity

Further Comments

Retain adjoining tree line and setting of stream corridor

22. East of Precosa Road Botley

3-14-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				Mixed agriculture, recreational land, scrub, woodland
Presence of hydrological distinction and variety?				Small stream courses
Presence of diverse landscape elements and a strong landscape structure?				
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Influenced by housing and power lines
Is there an intact landscape pattern with defined sense of enclosure?				Parts of the site exhibit these characteristics
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

22. East of Precosa Road Botley

3-14-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				From footpath and bridleway
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Some important tree lines
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity

Further Comments

Smaller more enclosed field pattern at southern end of site, retain and reinforce hedge and tree belt structure

23. North of Broad Oak, Botley

3-18-C; 3-22-C; and 3-32-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				Grazing land, scrub, woodland residential and employment uses
Presence of hydrological distinction and variety?				Stream courses
Presence of diverse landscape elements and a strong landscape structure?				The north eastern part of the site is enclosed by established field boundaries and small areas of woodland
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Influenced by housing and power lines in part
Is there an intact landscape pattern with defined sense of enclosure?				Parts of the site exhibit these characteristics
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

23. North of Broad Oak, Botley

3-18-C; 3-22-C; and 3-32-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Some important tree lines
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity

Further Comments

North eastern part of site is least influenced by urbanising features, important to retain well treed setting of water course and established tree cover

24. Broad Oak Garage, Botley

3-19-C

Note: urban site

Comments not applicable

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				
Is there an intact landscape pattern with defined sense of enclosure?				
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

24. Broad Oak Garage, Botley

3-19-C

Note: urban site

Comments not applicable

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity

Further Comments

N/A

25. East of Denham's Corner, Horton Heath

3-28-C; 3-30-C; and 3-31-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				Farmland and woodland
Presence of hydrological distinction and variety?				Stream marks eastern edge of site, with other ditches feeding in
Presence of diverse landscape elements and a strong landscape structure?				Combination of woodland, individual mature oaks, managed hedgerows and wooded stream course
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				The bulk of the site has a rural character, with residential uses off Winchester Road separated by vegetation from the site.
Is there an intact landscape pattern with defined sense of enclosure?				Parts of the site are enclosed by mature trees and field boundaries are generally intact
Is there a complex landscape pattern, in a comparatively remote location?				Edge of countryside site with relatively complex pattern of features
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				Eastern boundary in particular is likely to be part of a very old field pattern
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

25. East of Denham's Corner, Horton Heath

3-28-C; 3-30-C; and 3-31-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				Some views of gently undulating farmland
Are key views experienced by people who have a high level of interest in the visual environment?				Mainly from footpath through Scorey's Copse
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Some important tree lines and undeveloped skylines
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity
Further Comments				
Much of the site has a distinctive rural character and the main landscape features should be retained				

26. Braxells Farm, Hedge End

3-35-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				Farm buildings
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Dominated by farm buildings
Is there an intact landscape pattern with defined sense of enclosure?				
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

26. Braxells Farm, Hedge End

3-35-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Some mature individual trees on road frontage and a backdrop of trees on the western boundary which should be retained
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity
<p>Further Comments</p> <p>The site is a mainly developed farmyard</p>				

27. North of Blundell Lane, Bursledon

4-5-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				Arable and woodland
Presence of hydrological distinction and variety?				Ditches feed from site into River Hamble (adjoining)
Presence of diverse landscape elements and a strong landscape structure?				Site enclosed by wooded belts but also forms part of the gently sloping Hamble valley with association with the river side
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Most of the site is undeveloped but boat yard and M27 are in close proximity
Is there an intact landscape pattern with defined sense of enclosure?				Part enclosed by vegetation on boundaries
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

27. North of Blundell Lane, Bursledon

4-5-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				Open views across the river
Are key views experienced by people who have a high level of interest in the visual environment?				Views from well used riverside footpath
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Backdrop of trees on gently rising ground at the western end of the site
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity
<p>Further Comments</p> <p>The site is in a prominent location as part of the river valley side and any development proposals should take account of important views (and reciprocal views) from the adjoining well used public footpath by the river and from the river itself</p>				

28. North of Bridge Road, Bursledon

4-6-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				Site drops 5-10 metres to the south east
Varied range of land cover/uses?				Residential
Presence of hydrological distinction and variety?				Small stream course
Presence of diverse landscape elements and a strong landscape structure?				Some large mature trees
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Most of the site is influenced by domestic buildings
Is there an intact landscape pattern with defined sense of enclosure?				Parts of the site is enclosed by trees
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

28. North of Bridge Road, Bursledon

4-6-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Some significant trees
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity

Further Comments

Outline permission for residential use granted

29. Providence Hill and Oakhill, Bursledon

4-11-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				Some variation in level
Varied range of land cover/uses?				Residential, woodland
Presence of hydrological distinction and variety?				Small stream course
Presence of diverse landscape elements and a strong landscape structure?				Some large mature trees
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Most of the site is influenced by domestic buildings
Is there an intact landscape pattern with defined sense of enclosure?				Parts of the site is enclosed by trees
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

29. Providence Hill and Oakhill, Bursledon

4-11-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				Views from well used riverside footpath
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Some important tree lines
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity

Further Comments

Outline consent granted for residential development

30. North of Providence Hill, Bursledon

4-14-C

4-26-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				Some variation in level
Varied range of land cover/uses?				Residential, woodland
Presence of hydrological distinction and variety?				Small stream course
Presence of diverse landscape elements and a strong landscape structure?				Some large mature trees
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Most of the site is influenced by domestic buildings
Is there an intact landscape pattern with defined sense of enclosure?				Parts of the site is enclosed by trees
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				Site is very close to the Bursledon Windmill
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

30. North of Providence Hill, Bursledon

4-14-C

4-26-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Some important tree lines
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity

Further Comments

Outline consent granted for residential development on part of the site

31. South of Peewit Hill Bursledon

4-21-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				Sited below elevated section of M27
Varied range of land cover/uses?				Grazing, employment
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				Some vegetation on adjoining motorway embankment
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				The site is influenced by sheds and M27
Is there an intact landscape pattern with defined sense of enclosure?				
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

31. South of Peewit Hill Bursledon

4-21-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				Some open views across the site from Peewit Hill Close
Are key views experienced by people who have a high level of interest in the visual environment?				
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity
Further Comments				
Ensure vegetation adjoining M27 is retained				

32. Heath House Farm, Bursledon

4-27-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				Grassland, tree belts on the margin
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				Important woodland to the south of the site (not part of the site)
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Part of the site in influenced by housing and power lines
Is there an intact landscape pattern with defined sense of enclosure?				
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

32. Heath House Farm, Bursledon

4-27-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				Some open views across the site from heath House Lane
Are key views experienced by people who have a high level of interest in the visual environment?				
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Some important tree lines but outside the site
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity
<p>Further Comments</p> <p>Avoid breaking the southern skyline beyond the site boundary</p>				

33. South east of Windmill Lane, Bursledon

4-28-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				Significant changes in level on part of the site
Varied range of land cover/uses?				Grassland, mature trees
Presence of hydrological distinction and variety?				Small stream course
Presence of diverse landscape elements and a strong landscape structure?				Important trees in parts of the site
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Part of the site in influenced by housing and power lines
Is there an intact landscape pattern with defined sense of enclosure?				
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				Setting of windmill and conservation area
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

33. South east of Windmill Lane, Bursledon

4-28-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				Some open views across the site from high ground
Are key views experienced by people who have a high level of interest in the visual environment?				Important views around windmill
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Some important trees and tree groups
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity
<p>Further Comments</p> <p>Existing trees and the setting of the windmill should be respected</p>				

34. West and east of Shop Lane, Bursledon

10-8-C

10-9-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				Coastal plain
Varied range of land cover/uses?				Grassland, mature trees, employment uses
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				Mature trees in parts of the site
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Parts of the site in influenced by housing and sheds
Is there an intact landscape pattern with defined sense of enclosure?				
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

34. West and east of Shop Lane, Bursledon

10-8-C

10-9-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				Some open views across the site from roads and footpaths
Are key views experienced by people who have a high level of interest in the visual environment?				From footpaths looking south and south west
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Some important trees and tree groups
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity

Further Comments

Some open views across the coastal plain should be retained

35. South of Pound Road, Bursledon

10-15-C

10-16-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				Recreational land, woodland
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				Mature trees in parts of the site
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Parts of the site influenced by housing
Is there an intact landscape pattern with defined sense of enclosure?				
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

35. South of Pound Road, Bursledon

10-15-C

10-16-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				Some open views across the site from roads and footpaths
Are key views experienced by people who have a high level of interest in the visual environment?				From footpaths and the recreation space
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Some important trees and tree groups
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity

Further Comments

The skyline of priors hill Copse should be protected

36. West and east of Hamble Lane, Bursledon

10-19-C

10-21-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				Coastal plain
Varied range of land cover/uses?				Grazing, scrub, horticulture
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				
Is there an intact landscape pattern with defined sense of enclosure?				
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

36. West and east of Hamble Lane, Bursledon

10-19-C

10-21-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				Some open views across the site from roads and footpaths
Are key views experienced by people who have a high level of interest in the visual environment?				From footpaths and Hamble Lane
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Some important trees and tree groups on the western and eastern edges of the site
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity

Further Comments

Consideration should be given to retaining some views across the coastal plain and the wooded skylines to east and west

37. East of Shop Lane, Bursledon

10-24-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				Coastal plain
Varied range of land cover/uses?				Grassland, mature trees, employment uses
Presence of hydrological distinction and variety?				Small stream course on eastern edge of site
Presence of diverse landscape elements and a strong landscape structure?				
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Parts of the site in influenced by housing, sheds
Is there an intact landscape pattern with defined sense of enclosure?				
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

37. East of Shop Lane, Bursledon

10-24-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				Some open views across the site from footpath
Are key views experienced by people who have a high level of interest in the visual environment?				From footpath
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity

Further Comments

Consideration should be given to retaining some views across the coastal plain

38. North of Satchell Lane, Bursledon

10-25-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				Coastal plain
Varied range of land cover/uses?				Grassland, trees, employment uses
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Parts of the site in influenced by buildings and storage
Is there an intact landscape pattern with defined sense of enclosure?				
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

38. North of Satchell Lane, Bursledon

10-25-C

Views and Visibility	Yes	?/or In part	No	Comment	
Open, expansive or unfiltered views?				Some open views across the site from Satchell Lane	
Are key views experienced by people who have a high level of interest in the visual environment?				From footpath adjoining site	
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?					
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity		Low Sensitivity
<p>Further Comments</p> <p>Consideration should be given to retaining some views across the coastal plain</p>					

39. North and south of Kings Avenue, Hamble

8-11-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				Playing fields and industry
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				
Is there an intact landscape pattern with defined sense of enclosure?				
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

39. North and south of Kings Avenue, Hamble

8-11-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				From footpath adjoining site
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity

Further Comments

Site is partly urban in character, some trees on the edge of the playing field may should be retained

40a: Satchell Lane, Hamble

8-5-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				Part of former airfield
Varied range of land cover/uses?				
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				Hedge line
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Housing
Is there an intact landscape pattern with defined sense of enclosure?				Part enclosed by hedges
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

40a: Satchell Lane, Hamble**8-5-C**

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				From footpath
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity

Further Comments**Land is set back from the bulk of the former airfield behind gardens**

40b Hamble

8-13-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				
Varied range of land cover/uses?				
Presence of hydrological distinction and variety?				
Presence of diverse landscape elements and a strong landscape structure?				Woodland setting
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				
Is there an intact landscape pattern with defined sense of enclosure?				Urban uses are set against a strong wooded backdrop
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				Established woodland edge
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

40b Hamble

8-13-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				
Are key views experienced by people who have a high level of interest in the visual environment?				From footpath
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Wooded backdrop as seen from footpaths
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity
Further Comments				
Care should be taken to protect the woodland edge				

40c Satchell Lane, Hamble

8-3-C

Does the site contain important or distinctive landscape features?	Yes	? /or In part	No	Comment
Presence of strong topographic form/variety?				River valley , raised mound and foreshore
Varied range of land cover/uses?				Woodland, grassland, saltmarsh, marine industry
Presence of hydrological distinction and variety?				Streams and ditches feeding Badnam Creek
Presence of diverse landscape elements and a strong landscape structure?				Contrasting woodland and coastal landscape
Is the site predominantly dominated by urban elements?	Yes	? /or In part	No	Comment
Are there few human scale features and a lack of urbanising features?				Boat yard and storage
Is there an intact landscape pattern with defined sense of enclosure?				Urban uses are set against a strong wooded backdrop
Is there a complex landscape pattern, in a comparatively remote location?				
Does the site contain important historic elements?	Yes	?/or In part	No	Comment
Are there any historic parklands/gardens/SAMs, or an historic landscape structure?				Ancient woodland, and creek associated with marine heritage
Is there a dispersed settlement pattern with absence of modern development and presence of vernacular buildings?				

40c Satchell Lane, Hamble

8-3-C

Views and Visibility	Yes	?/or In part	No	Comment
Open, expansive or unfiltered views?				Open views across creek and river from foreshore
Are key views experienced by people who have a high level of interest in the visual environment?				From Mercury Mound and from footpath in Bursledon leading from Salterns Lane
Are there prominent, distinctive or undeveloped skylines or those with important historic landmarks?				Wooded backdrop as seen from river and from Bursledon footpaths
Potential for development to avoid impacting on sensitive landscapes	High Sensitivity		Moderate Sensitivity	Low Sensitivity

Further Comments

Great care should be taken in retaining the well treed character and setting of the site , particularly from the river , from the east bank and from Bursledon footpaths

Appendix 4: Biodiversity assessment of Greenfield sites

Scoring of individual impacts:

Extent of impact	Score
Loss of an Internationally or Nationally designated site	10
Impact alone on an Internationally or Nationally designated site	9
Loss of ancient woodland	8
Impact on a protected species or ancient woodland	7
Loss of a Locally designated site	6
Impact alone on a locally designated site	5
In-combination impact on an Internationally or nationally designated site	4
In-combination impact on a locally designated site	3
Impact on a PBL or PBA or cause Habitat Fragmentation	2
Loss of a Biodiversity Action Plan habitat or a Habitat of principal importance or likely to support a BAP Species or a species of principal importance	1

Translating scores into classifications of sites:

Score of 1-7 (dark green) = Very good
Score of 8-14 (light green) = Good
Score of 15-21 (yellow) = Average
Score of 22-28 (orange) = Poor
Score of 29 or above (red) = Very poor

Site Ref	SLAA Ref	Criteria	Site Score	Comments
1	1-5-C and 1-7-C (West of Allbrook Way)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K (Natura 2000) or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	0	
		Could the development of the site impact on protected species or ancient woodland.	7	Barbastelle bats are likely to be present within Lincoln's copse and a 50m dark corridor will need to be established to the east of the site. Otters maybe using the clay pits to forage
		Could the development of the site lead to the loss of a locally designated site	6	This site contains Allbrook Clay Pits SINC which would need to be retained and protected within any development.
		Could the development of the site impact on a locally designated site alone	5	Development of this site would increase recreational pressure and urbanisation around the boundaries of the SINC. Taking other protection into consideration very little of this site could be developed
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	If the sites drain towards Pitmore gully SuDS with three naturalised forms of filtration will be required
		Could the development of the site have an in-combination impact on a SINC	3	The sites could drain into Pitmore gully and pollute the watercourse.
		Does the site incorporate a PBA (Priority Biodiversity Area) or PBL (Priority Biodiversity Link) or could development lead to habitat fragmentation	2	The M3 runs along the north and west of the site.
		Could the site impact a priority habitat	1	Significant areas of woodland are present within both the designated sites and the wider development.
		Total	28	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
2	1-4-C (East of Allbrook Way)	Could development of the site lead to the loss of an internationally or nationally designated site	0	202m from the River Itchen SAC and SSSI at its southern point but development is already closer to the site
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	0	
		Could the development of the site impact on protected species or ancient woodland.	7	Otter may use the connecting habitats. Likely to impact on a rare barbastelle maternity roost and bat foraging corridor
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	5	The Lower Itchen feeds the SINC The site is adjacent to Lincolns Copse SINC designated for its Ancient woodland
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	The Lower Itchen runs adjacent to the eastern boundary with 20m buffer required and three forms of naturalised filtration
		Could the development of the site have an in-combination impact on a SINC	3	This site could have an in-combination impact with sites 1 if surface water drains into Pitmore Gully
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	This site contains a broad woodland belt which connects directly into Lincolns Copse SINC
		Could the site impact a priority habitat	1	A significant woodland belt could be lost. This could also provide a foraging route for Barbastelle species
		Total	22	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
3	2-6-C (Church Road, Bishopstoke)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	9	This site is immediately adjacent to Breach sling Copse ancient woodland half of which is designated as River Itchen SSSI with the remainder, the part nearest to the site designated as SINC. The SSSI runs directly into the SAC Impacts on the ancient woodland could have direct impacts on the SAC a 20m buffer would need to be provided from the woodland leaving little of the site to develop.
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	0	
		Could the development of the site impact on protected species or ancient woodland.	7	The site is immediately adjacent to Breach sling Copse ancient woodland and a 20m buffer would need to be provided. Otter may use the hedgerow network
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	5	The site is immediately adjacent to Breach Sling Copse & Stoke Common Copse SINC. A 20m buffer would need to be provided.
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	Due to the proximity to the Itchen at 5m naturalised SuDS with three forms of filtration should be used.
		Could the development of the site have an in-combination impact on a SINC	0	
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	Hedgerows connect into the woodland to the north which connects directly to the SAC.
		Could the site impact a priority habitat	1	Hedgerow habitat could be lost
		Total	28	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
4	7-11-C (East of Knowle Lane, Fair Oak)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	0	
		Could the development of the site impact on protected species or ancient woodland.	0	
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	5	The site is adjacent to Land at Knowle Lane, Fair Oak Site of Interest for Nature Conservation
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	Adjacent to the tributary of the Hamble naturalised SuDS are required
		Could the development of the site have an in-combination impact on a SINC	0	
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	0	
		Could the site impact a priority habitat	0	
		Total	9	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
5	7-19-C, 7-22-C (North of Knowle Lane, Horton Heath)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	8	A headwater of the Lower Itchen is just off site and could extend into the site at the northern tip of 7-19-C
		Could the development of the site impact on protected species or ancient woodland.	7	Otter use the Lower Itchen headwater streams. Great Crested Newt (GCN) rely on the Lower Itchen for water feed to their terrestrial habitats and breeding ponds. Terrestrial habitat of the GCN is likely to be lost
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	5	Interruption of the hydrological processes within the head of the Lower Itchen could cause impacts on the wet woodland within Quobleigh Woods and Ponds SINC
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	A headwater stream for the Lower Itchen runs along the northern boundary of both sites with headwaters to the east outside the site. 20m buffers must be provided. Changes in hydrology could cause wide ranging impacts. If surface water drains into the stream three forms of naturalised filtration would be essential
		Could the development of the site have an in-combination impact on a SINC	0	
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	The Knowle Park PBL covers the majority of these sites biodiversity corridors will need to be provided.
		Could the site impact a priority habitat	1	There appears to be trees, scrub and rough grassland within the north of the site.
		Total	27	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
6	7-20-C (Cockpit Farm, Horton Heath)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams.	0	
		Could the development of the site impact on protected species or ancient woodland.	0	
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	0	
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	Ford Lake runs along the eastern boundary. A 20m buffer is required This is a tributary of the Hamble. To preserve water quality and flows within the Solent naturalised SuDS (Sustainable Drainage Systems) with three forms of filtration should be required.
		Could the development of the site have an in-combination impact on a SINC	0	
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	The Chalcroft PBL (priority biodiversity link) is present to the north and east of the sites. This corridor should remain connected for biodiversity.
		Could the site impact a priority habitat	1	The Mazels contains a natural meadow through most of the site and there appears to be significant belts of trees dissecting Cockpit Farm.
			7	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
7	7-21-C (West of Durley Road, Horton Heath)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams.	0	
		Could the development of the site impact on protected species or ancient woodland.	0	
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	0	
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	The site is 34m from Ford Lake. If the site drains into this tributary it could have an in-combination impact on the Solent Complex. To preserve water quality and flows within the Solent naturalised SuDS with three forms of filtration should be required.
		Could the development of the site have an in-combination impact on a SINC	0	
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	The Chalcroft PBL is present to the east of the site. This corridor should remain connected for biodiversity
		Could the site impact a priority habitat	0	Hedgerows are present along the boundaries but they appear to have gaps
			6	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
8	7-27-C (East of Allington Lane, Fair Oak)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	0	
		Could the development of the site impact on protected species or ancient woodland.	7	If this site came on with no mitigation it would be likely to impact severely on the Great Crested Newt (GCN) population. Even though it is hard standing there would be a cumulative impact of this development with the other sites in the area. The larger site includes the entire Quobleigh Woods Complex currently outside our control so would have significant gains for the GCN population
		Could the development of the site lead to the loss of a locally designated site		
		Could the development of the site impact on a locally designated site alone		
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	The site drains into the Lower Itchen. Naturalised SuDS with three forms of filtration should be required within the site policy to preserve water quality.
		Could the development of the site have an in-combination impact on a SINC	3	A number of other sites are impacting on the GCN population a designated species within the SINC. A GCN strategy is being formulated.
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	0	
		Could the site impact a priority habitat		
		Total	14	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
9	7-44-C (Fir Tree Farm, Horton Heath)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams.	8	Parts of Quobleigh Woods and Ponds SINC are incorporated within the boundary however the woodland has been generously buffered
		Could the development of the site impact on protected species or ancient woodland.	7	Otter, bats and Great Crested Newts (GCN) use the site however ample room has been provided to mitigate impact on all species with buffers to alleviate otter disturbance, dark corridors for bats and GCN terrestrial and aquatic habitats
		Could the development of the site lead to the loss of a locally designated site	6	Parts of Quobleigh Woods and Ponds SINC are incorporated within the boundary however the woodland has been generously buffered
		Could the development of the site impact on a locally designated site alone	5	As parts of the SINC are within the site there is still a risk that recreational pressure will increase within the SINC
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	The Lower Itchen runs through the site. Significant buffering and SuDS including three forms of naturalised filtration have been incorporated into the development design.
		Could the development of the site have an in-combination impact on a SINC	3	The development is one of four that may impact on the Quobleigh Woods and ponds SINC and an in-combination impact could still occur due to recreational pressure in particular.
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	The Itchen Valley PBA (priority biodiversity area) runs through the site following the stream this has been appropriately buffered
		Could the site impact a priority habitat	1	All priority habitats have been protected and buffered.
		Total	36	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
10	7-51-C (Lecklade, Horton Heath)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams.	0	
		Could the development of the site impact on protected species or ancient woodland.	7	The Hedgerow Network is some way from the Quobleigh Ponds and Woods SINC however due to the connecting habitat Great Crested Newts could use this site.
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	0	
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	The site may drain into the Lower Itchen if the topography of the site slopes to the north. The Lower Itchen is located to the north of the site. Naturalised SuDS with three forms of filtration should be required within the site policy to preserve water quality
		Could the development of the site have an in-combination impact on a SINC	0	
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	0	
		Could the site impact a priority habitat	1	The site appears to be covered in mature trees
		Total	12	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
11	11-10-C 11-11-C & 11-12-C (South of Moorgreen Road, West End)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site or SSSI alone	9	Moorgreen Meadows SSSI is designated for its wetland and woodland habitats and rare subspecies of Southern Marsh orchids. The M27 damaged this site cutting hydrological connections that fed the wetland and in applications we have been trying to re-establish these links. 11-12-C wraps around the SSSI and is likely to have both direct and indirect impacts. Air Quality impacts have also been identified by developments in close proximity to the SSSI alone due to the traffic on Tollbar Way.
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams.	0	
		Could the development of the site impact on protected species or ancient woodland.	7	Further changes in hydrology on Moorgreen Meadows SSSI could lead to a loss of rare orchid sub species for which the site is designated
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	0	
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	The Moorgreen Stream eventually joins Ford Lake which runs into the River Hamble. Naturalised SuDS with three forms of filtration should be required within the site policy to preserve water quality if the site drains into Moorgreen stream
		Could the development have an in-combination impact on a SINC	0	

		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	The M27 PBL is present within 11.12.C. This corridor should remain connected for biodiversity
		Could the site impact a priority habitat	1	11.12.C contains hedgerows that link into the woodland network within the SSSI
		Total	23	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
12	11-17-C & 11-18-C (North of Barbe Baker Avenue, West End)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams.	0	
		Could the development of the site impact on protected species or ancient woodland.	7	Otter are likely to be using the Lower Itchen
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	5	Dummers Copse and Hatch Grange Meadow SINC are adjacent to the boundaries and will require 20m buffers
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	The Lower Itchen is present along the Eastern boundary. A 20m buffer from the top of each bank and naturalised SuDS with three forms of filtration should be required within the site policy to preserve water quality.
		Could the development of the site have an in-combination impact on a SINC	0	
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	The M27 PBL (priority biodiversity link) is present to the north of the site. This corridor should remain connected for biodiversity. The site contains woodland and hedgerow habitat connected to the SINC
		Could the site impact a priority habitat	1	Mature woodland could be lost within the northern part of the site.
		Total	19	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
13	9-3-C (West of Woodhouse Lane, Hedge End)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams?	8	Bushy Copse is incorporated within the site dissecting the site through the middle. I understand this is to be protected and buffered within the development design
		Could the development of the site impact on protected species or ancient woodland.	7	Impacts such as polluted runoff from the school playing field and impact on bat from lighting is looking highly likely.
		Could the development of the site lead to the loss of a locally designated site	6	Bushy Copse SINC is incorporated within the site dissecting the site through the middle. This is designated for its wet ancient woodland To ensure the SINC is protected 20m buffers should be provided along all boundaries and deleterious activities moved away from the site
		Could the development of the site impact on a locally designated site alone	5	Bushy Copse SINC is incorporated within the site dissecting the site through the middle. The SINC could be impacted due to increases in recreational pressure and pollution from playing fields
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	Shamblehurst stream runs through the SINC before draining into Pudbrook Lake and into the designated reaches of Hamble. A 20m buffer from the top of each bank and naturalised SuDS with three forms of filtration should be required within the site policy to preserve water quality.
		Could the development of the site have an in-combination impact on a SINC	0	
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	The Railway and Wildern PBLs (priority biodiversity links) interlace the site. These corridors should remain connected for biodiversity.

		Could the site impact a priority habitat	1	There is an incomplete hedgerow network throughout the site inking into the SINC.
		Total	33	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
14	9-24-C (Rickwood Farm, Hedge End)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams.	0	
		Could the development of the site impact on protected species or ancient woodland.	0	
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	0	
		Could the development of the site have an in combination impact on a N2K and Ramsar site	0	
		Could the development of the site have an in-combination impact on a SINC	0	
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	0	
		Could the site impact a priority habitat	0	
		Total	0	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
15	9-26-C 9-27-C (Land North of Peewit Hill Close, Hedge End)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams.	0	
		Could the development of the site impact on protected species or ancient woodland.	7	Adders are known to use the site
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	5	The headwaters of Badnum Creek that feed a number of SINC's and ancient woodland gills have been severely compromised within Phase 1 of this development. It is imperative that development of the remaining land parcels conserves and buffers the headwaters that remain and the creek itself.
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	Badnum creek runs straight into the Solent. A number of developments already drain into the creek. A 20m buffer along the top of the bank to be developed and naturalised SuDS with three forms of filtration should be required within the site policy to preserve water quality.
		Could the development of the site have an in-combination impact on a SINC	0	
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	The M27 PBL (priority biodiversity link) is present within the West of the site. This corridor should remain connected for biodiversity
		Could the site impact a priority habitat	1	There are headwaters, stream and woodland habitat and veteran trees within the site.
		Total	19	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
16	3-1-U, 3-27-C (North of Grange Road, Hedge End)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams.	0	
		Could the development of the site impact on protected species or ancient woodland.	0	
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	0	
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	This site is 180m from Woodhouse Gully to the North and 170m from Marls Road Tributary to the South. Both streams run into the designated Solent sites via Pudbrook Lake. Naturalised SuDS (Sustainable Drainage Systems) with three forms of filtration should be required within the site policy to preserve water quality
		Could the development of the site have an in-combination impact on a SINC	0	
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	0	
		Could the site impact a priority habitat	0	The site is built development already
		Total	4	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
17	3-4-C) (North of Bubbb Lane, Horton Heath)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams.	0	
		Could the development of the site impact on protected species or ancient woodland,	0	
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	0	
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	A drain is present to the South of these sites which flows into Ford Lake and eventually into the River Hamble. A buffer should be provided along the drain and naturalised SuDS (Sustainable Drainage System) with three forms of filtration should be required to preserve water quality
		Could the development of the site have an in-combination impact on a SINC	0	
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	The Chalcroft PBL (priority biodiversity link) covers the site. This corridor should remain connected for biodiversity
		Could the site impact a priority habitat	1	This site has a mature tree belt running through the centre
		Total	7	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
18	3-4-C (part) & 3-34-C (North of Hedge End Railway Station, Hedge End)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone		
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	8	This site has a sensitive hydrology containing headwater springs and headwater stream of Ford Lake and Ford Lake itself. All headwater springs and waterways should be buffered by 20m from the top of each bank.
		Could the development of the site impact on protected species or ancient woodland	0	
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	0	
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	Naturalised SuDS with three forms of filtration should be required throughout the sites to preserve water quality
		Could the development of the site have an in-combination impact on a SINC	3	This site contains Ford Lake. Although not designated along this stretch if Hedge End North and this site are developed all water feed into Botley Golf Course Wood SINC will be developed.
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	The Chalcroft PBL runs along the southern boundary following the route of Ford Lake. This corridor should remain connected for biodiversity
		Could the site impact a priority habitat	1	There are significant tree belts and woodland in the site.
		Total	18	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
19	3-7-C and land to the east (South of Maddoxford Lane, Boorley Green)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	0	
		Could the development of the site impact on protected species or ancient woodland.	0	
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	5	The waterway to the South runs into Marshy Grassland, Botley SINC, and the third field abuts this site to the South and East this must be buffered by 20m Within the application process impact has been fully mitigated with restoration of the waterway leading to positive gain. However the additional field could comprise this severely
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	A Tributary of the Hamble runs along the South which will be restored to its original course. A 20m buffer and naturalised SuDS with three forms of filtration should be required throughout the sites to preserve water quality
		Could the development of the site have an in-combination impact on a SINC	0	
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	The railway PBL clips the South of the site. This has been fully buffered within the application process.
		Could the site impact a priority habitat	1	There is a hedgerow running through the middle of the site.
		Total	12	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
20	3-8-C (North east of Winchester Street, Botley)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	0	
		Could the development of the site impact on protected species or ancient woodland.	0	
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	5	Botley Mill Woodland SINC is adjacent to the Eastern Boundary. Designated for its wet woodland it will require a 20m buffer
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	The River Hamble runs along the Eastern boundary. A 20m buffer and naturalised SuDS with three forms of filtration should be required within site policy to preserve water quality
		Could the development of the site have an in-combination impact on a SINC	0	
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	The Railway PBL runs along the north of the site. This corridor should remain connected for biodiversity
		Could the site impact a priority habitat	0	Hedgerow with more mature standards on site
		Total	11	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
21	3-12-C (East of Kings Copse Avenue, Hedge End)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	0	
		Could the development of the site impact on protected species or ancient woodland.	0	
		Could the development of the site lead to the loss of a locally designated site	6	Tanhouse Meadow SINC designated for its grassland habitat curls around the north of the site. This is part of Manor Farm LNR and should be buffered significantly
		Could the development of the site impact on a locally designated site alone	5	Recreational pressure could increase within the LNR
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	The Hedge End Stream runs along the northern boundary. A 20m buffer and naturalised SuDS with three forms of filtration should be required throughout the sites to preserve water quality
		Could the development of the site have an in-combination impact on a SINC	0	
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	0	
		Could the site impact a priority habitat	1	Mature Hedgerows are present around the boundaries
		Total	16	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
22	3-14-C (East of Precosa Road, Hedge End)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	0	
		Could the development of the site impact on protected species or ancient woodland.	0	
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	5	The site backs onto the Manor Farm LNR a significant buffer will be required to limit recreational impact. Due to its national designation this is buffering should be higher than the 20m for a SINC
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	The Hedge End Stream runs along the southern boundary. A 20m buffer and naturalised SuDS with three forms of filtration should be required to preserve water quality
		Could the development of the site have an in-combination impact on a SINC	0	
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	There is a significant woodland network on site that could be fragmented by development.
		Could the site impact a priority habitat	1	Woodland blocks and hedgerow
		Total	12	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
23	3-18-C & 3-22-U (North of Broad Oak, Botley)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	0	
		Could the development of the site impact on protected species or ancient woodland.	0	
		Could the development of the site lead to the loss of a locally designated site	6	This site incorporates Woodhouse Gully SINC which runs throughout the middle of the site. A 20m buffers should be preserved free of development around the site.
		Could the development of the site impact on a locally designated site alone	5	This site is likely to have a recreational impact on Woodhouse Gully SINC even if the site is protected
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	Woodhouse gully runs through the centre of the site 20m buffers should be provided from the top of each bank. Naturalised SuDS with three forms of filtration should be required throughout the sites to preserve water quality
		Could the development of the site have an in-combination impact on a SINC	0	
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	The Wildern PBA may clip the site to the east. This corridor should remain connected for biodiversity
		Could the site impact a priority habitat	1	There is significant tree cover throughout the sites
		Total	18	

24	3-19-C (Broad Oak Garage, Botley)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	0	
		Could the development of the site impact on protected species or ancient woodland.	0	
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	5	This site is directly adjacent to Woodhouse Gully woods and so ideally should have a 20m buffer however I am aware that planning permission has been granted and as already developed the impact has likely to have occurred.
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	Marls Road Tributary runs to the west of the site and woodhouse gully to the east. The streams then into the Hamble. 20m buffers from the top of the bank should have been provided but were not. I am only aware of a CEMP not SuDS
		Could the development of the site have an in-combination impact on a SINC	0	
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	The Wildern PBA may clip the site to the east. This corridor should remain connected for biodiversity
		Could the site impact a priority habitat	0	This site is built on
		Total	11	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
26	3-28-C; 3-30-C & 3-31-C (East of Denham's Corner, Horton Heath)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	8	Ancient woodland is present within Scorey's copse and Alder Strip SINCs.
		Could the development of the site impact on protected species or ancient woodland.	7	If fully developed a significant area of ancient woodland would be lost
		Could the development of the site lead to the loss of a locally designated site	6	Three SINCs are present within the site. Scorey's Copse SINC to the north, Scorey's Copse Rush Pasture running along Ford Lake and Alder Strip SINC further down the stream
		Could the development of the site impact on a locally designated site alone	5	Development of this site could cause fragmentation of the woodland to the north as much of the tree cover is undesignated. Recreational impact would also be increased in these small SINCs 20m buffers would need to be imposed along all the 'SINCs
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	Ford Lake runs along the East of the Sites. A 20m buffer will be required. Naturalised SuDS with three forms of filtration should be required throughout the sites to preserve water quality
		Could the development of the site have an in-combination impact on a SINC	3	With a previous development within the SLAA
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	The Chalcroft PBL covers the site. This corridor should remain connected for biodiversity
		Could the site impact a priority habitat	1	This site supports significant areas of woodland
		Total	36	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
26	3-35-C (Braxells Farm, Hedge End)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	0	
		Could the development of the site impact on protected species or ancient woodland.	0	
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	0	
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	Ford Lake runs to the north of the Site. Naturalised SuDS with three forms of filtration should be required to preserve water quality
		Could the development of the site have an in-combination impact on a SINC	3	This site is close to Ford Lake. Although not designated along this stretch if Hedge End North and this site are developed there will be an in-combination impact on water quality.
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	0	
		Could the site impact a priority habitat	0	Tree Lines connecting into the SuDS should be retained
		Total	7	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
27	4-5-C (North of Blundell Lane, Bursledon)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	9	This site is within 100 meters of the Solent Maritime and is adjacent to habitat likely to contribute to the habitat complex of the SAC
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	8	There are headwaters from the designated river on site
		Could the development of the site impact on protected species or ancient woodland.	7	The adjacent site is likely to contain habitats and species for which the SAC is designated. As they rely on sensitive hydrology this site should not be developed.
		Could the development of the site lead to the loss of a locally designated site	6	Due to the sensitivity of the hydrology any development would be likely to alter the freshwater and saltwater input ratio within the SINC leading to loss of designated habitat and species
		Could the development of the site impact on a locally designated site alone	5	The site is adjacent to Brixedone Saltmarsh & Mudflat SINC designated for its coastal habitats. Development of this site could impact on the sensitive balance between fresh and salt water inputs that these habitats require.
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	The development of this site would be likely to lead to impact on the designated habitats due to either deterioration of the supporting habitats within the SINC or changes in the sensitive hydrological processes.
		Could the development of the site have an in-combination impact on a SINC	0	
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	Incorporates the M27 PBL. This corridor should remain connected for biodiversity
		Could the site impact a priority habitat	1	This site has significant woodland cover.
		Total	42	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
28	4-6-C (North of Bridge Rd, Bursledon)	Could development of the site lead to the loss of an internationally or nationally designated site	10	Crassula Helmsii a Schedule 9 invasive aquatic is present within the headwater springs and associated waterway that link into the Solent Maritime SAC.
		Could development of the site impact on a N2K or Ramsar site alone	9	The site almost abuts Brixdone saltmarsh and mudflat SAC containing supporting habitat for the SAC The site was far too near the SINC/ SAC complex and is very likely to impact on the sensitive saltwater freshwater balance within the designated saltmarsh.
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	8	The headwaters of the freshwater stream will be very likely destroyed
		Could the development of the site impact on protected species or ancient woodland.	7	All saltmarsh species where the water feed exits onto the SAC could be displaced by Crassula
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	5	SINC likely to be impacted by changes in hydrology
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	The site does have filtration however it was far from our present standards.
		Could the development of the site have an in-combination impact on a SINC	0	
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation.	0	
		Could the site impact a priority habitat	1	Wetland outside the SINC and Maritime grassland are likely to be impacted by recreational pressure
		Total	44	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
29	4-11-C (Providence Hill and Oakhill, Bursledon)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	0	
		Could the development of the site impact on protected species or ancient woodland.	7	Reptiles are known to be present throughout the area
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	0	
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	Badnum Creek and an unnamed watercourse run through the site. There are already 7 sites within the development management process that abut and drain into this water system. This will complete the urbanisation of Badnum creek. If selected this site must buffer both streams by 20m and use naturalised SuDS with 3 forms of filtration.
		Could the development of the site have an in-combination impact on a SINC	0	
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	Incorporates the M27 PBL to the north. This corridor should remain connected for biodiversity There are significant tree belts connecting into windmill Wood SINC which should be retained and buffered as on all other sites within the locality.
		Could the site impact a priority habitat	0	
		Total	13	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
30	4-14-C & 4-26-C (North of Providence Hill, Bursledon)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	8	Headwaters of the small unnamed stream are present along the southern boundary and within 4-14-C. These and the headwater stream would need to be buffered
		Could the development of the site impact on protected species or ancient woodland.	7	A very small reptile population and foraging bats are known to use the site.
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	0	
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	An unnamed watercourse runs along the northern boundary. There are 7 sites within the development management process that abut and drain into this water system. Development of this site will urbanise this complex further. If selected this site must buffer the stream by 20m and use naturalised SuDS with 3 forms of filtration.
		Could the development of the site have an in-combination impact on a SINC	3	Windmill woods SINC could be impacted by recreation from this and proposed and permitted sites
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	0	
		Could the site impact a priority habitat	1	Much of the site is wooded and likely to be an important part of the network
		Total	23	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
31	4-21-C (South of Peewit Hill, Hedge End)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	0	
		Could the development of the site impact on protected species or ancient woodland.	0	
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	5	The headwaters of Badnum Creek that feed a number of SINCs and ancient woodland gills have been severely compromised within Phase 1 of this development. It is imperative that development of the remaining land parcels conserves and buffers the headwaters that remain and the creek itself.
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	Badnum creek runs straight into the Solent. A number of developments already drain into the creek. A 20m buffer along the top of the bank to be developed and naturalised SuDS with three forms of filtration should be required within the site policy to preserve water quality.
		Could the development of the site have an in-combination impact on a SINC	0	
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	The M27 PBL is present within the West of the site. This corridor should remain connected for biodiversity

		Could the site impact a priority habitat	1	There are headwaters, stream and hedgerows that border the site which link into a wider woodland network
		Total	12	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
32	4-27-C (Heath House Farm, Hedge End)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	0	Initial assessment reported that the headwaters of Hoe Moor Creek are just off site to the west. 4-2-C could contain part of the headwater ecosystem.
		Could the development of the site impact on protected species or ancient woodland.	7	Bechstein's bats are known to be present with the adjacent Manor Park and thought to be use Pilands Copse. Surveys will need to be carried out and extensive buffering is likely to be required
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	5	The site is adjacent to Pilands Copse SINC ancient woodland. A 20m buffer will be required.
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	This site will drain into the Hoe Moor Creek a tributary of the designated Hamble. Naturalised SuDS with three forms of filtration should be required within the site policy to preserve water quality.
		Could the development of the site have an in-combination impact on a SINC	3	This site would have an in-combination impact in respect of recreational pressure with the Pylands Lane strategic site
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	The site is covered by the Hamble Estuary PBA. Important routes need to remain open for wildlife
		Could the site impact a priority habitat	1	There is extensive woodland and connecting hedgerows which make up the woodland complex which must be retained buffered and enhanced
		Total	22	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
33	4-28-C (South east of Windmill Lane, Bursledon)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	8	Headwaters of the small unnamed stream are present within Windmill Woods and could be compromised by the current plans
		Could the development of the site impact on protected species or ancient woodland.	7	Reptiles and foraging bats are known to use the site. The Misery site has the highest reptile population in the area.
		Could the development of the site lead to the loss of a locally designated site	6	This site incorporates Windmill wood SINC, small wet woodland. Proposals have buffered the site but connectivity has been severely compromised
		Could the development of the site impact on a locally designated site alone	0	
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	Badnum Creek and an unnamed watercourse run through the site. There are 7 sites within the development management process that abut and drain into this water system. Development of this site will urbanise Badnum creek further. If selected this site must buffer both streams by 20m and use naturalised SuDS with 3 forms of filtration.
		Could the development of the site have an in-combination impact on a SINC	3	Windmill woods will be totally surrounded. The most recent proposals for land at Misery provide very little green infrastructure to enable species to move
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	Incorporates the M27 PBL to the north. This corridor should remain connected for biodiversity There are significant tree belts connecting into windmill Wood SINC which should be retained and buffered as on all other sites within the locality.
		Could the site impact a priority habitat	0	
		Total	30	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
34	10-8-C & 10-9-C (West and east of Shop Lane, Bursledon)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	8	Tickleford Gully runs along the western boundary of 10-8-C with the headwaters just to the north. The springs could extend into the site.
		Could the development of the site impact on protected species or ancient woodland.	0	
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	5	Western Greenways SINC designated for its ancient and other woodland runs along the western boundary. A 20m buffer is required for protection
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	The site may drain into Tickleford Gully. A 20m buffer will be required and naturalised SuDS with 3 forms of filtration maybe required
		Could the development of the site have an in-combination impact on a SINC	0	
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	Old Netley PBA clips the eastern boundary.
		Could the site impact a priority habitat	1	Woodland and possibly headwaters associated with Tickleford Gully maybe present at the northern extremities of the site. This habitat if present must be retained and may need to be buffered. Rough grassland is present within 10-9-C
		Total	20	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
35a, 35b & 35c	10-14-C 10-15-C & 10-16-C (South of Pound Road, Bursledon)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	0	
		Could the development of the site impact on protected species or ancient woodland.	0	
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	5	The sites are immediately adjacent to Priors Hill Brickworks SINC designated for its heathland and grassland populations. A 20m buffer will be required for protection
		Could the development of the site have an in combination impact on a N2K and Ramsar site	0	
		Could the development of the site have an in-combination impact on a SINC	0	
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	0	
		Could the site impact a priority habitat	1	Parts of 10-14-C and 10-15-C appear to contain woodland habitats that reflect the complex found within the SINC. These areas may need to be retained
		Total	6	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
36	10-19-C & 10-21-C (West and east of Hamble Lane, Bursledon)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	9	Supporting habitat in Mallards Moor SINC could be compromised impacting on SAC SPA and Ramsar species
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	0	
		Could the development of the site impact on protected species or ancient woodland.	7	10-21-C is adjacent to Mallards Moor ancient woodland. A 20m buffer will be required for protection.
		Could the development of the site lead to the loss of a locally designated site	6	Coastal habitats in Mallards Moor SINC could be compromised due to changes in hydrology recreational pressure on birds etc.
		Could the development of the site impact on a locally designated site alone	5	10-21-C is adjacent to Mallards Moor SINC. As the SINC is designated for coastal habitats and significant buffer will be required for protection 10-19-C is adjacent to Priorhill Brickworks which is fed by Spear Pond Gully
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	This site alternately runs into the Hungerford Stream which runs straight into the Solent. The stream is 102m from the boundary but saltmarsh in Mallards Moor could also be impacted leading to loss of supporting habitat. Sophisticated SuDS would be required if this site were developed
		Could the development of the site have an in-combination impact on a SINC	3	With site 40
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	10-21-C appears to contain scrub and rough grassland with some more mature woodland to within the north east corner. This habitat is likely to support protected species and operate as part of the woodland complex. The site will need to be fully investigated for protected species especially reptiles, bats and dormice.

		Could the site impact a priority habitat	1	See above
		Total	37	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
37	10-24-C (East of Shop Lane, Bursledon)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	8	The headwaters of Spear Pond Gully are present just off site and are likely to extend into the site. These will require protection as this waterway flows straight into the designated site and these are the only headwaters.
		Could the development of the site impact on protected species or ancient woodland.	0	
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	0	
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	Spear Pond Gully runs along the eastern boundary of this site. The Gully must be buffered by 20m and naturalised SuDS with 3 forms of filtration must be required
		Could the development of the site have an in-combination impact on a SINC	0	
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	Old Netley PBL runs through the east of the site following Spear Pond Gully This corridor will need to be kept open for Biodiversity.
		Could the site impact a priority habitat	1	Woodland associated with the gully is present on site.
		Total	15	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
38	10-25-C (North of Satchell Lane, Bursledon)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	0	
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	0	
		Could the development of the site impact on protected species or ancient woodland.	0	
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	0	
		Could the development of the site have an in combination impact on a N2K and Ramsar site	0	
		Could the development of the site have an in-combination impact on a SINC	0	
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	0	
		Could the site impact a priority habitat	0	
		Total	0	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
39	8-11-C (North and South of Kings Avenue, Hamble)	Could development of the site lead to the loss of an internationally or nationally designated site	0	
		Could development of the site impact on a N2K or Ramsar site alone	9	This site contains coastal playing fields close to the coast. It could be ideal foraging habitat for Brent Geese in particular and so would be supporting habitat. If this were the case the site could not be developed as supporting habitat must be treated as if SPA. I would advise against allocation as its value will not to be known until next winter.
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	0	
		Could the development of the site impact on protected species or ancient woodland.	7	The site is within close proximity to West wood ancient woodland part of the Royal Victoria CP. A 20m buffer will be required. Brent geese and waders could use the site
		Could the development of the site lead to the loss of a locally designated site	0	
		Could the development of the site impact on a locally designated site alone	5	The site is within close proximity to West Wood SINC part of the Royal Victoria CP. A 20m buffer will be required.
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	If the site drains to the West it could drain into an unnamed watercourse that leads straight into the Solent. naturalised SuDS with 3 forms of filtration maybe required
		Could the development of the site have an in-combination impact on a SINC	0	
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	0	
		Could the site impact a priority habitat	0	
		Total	25	

Site Ref	SLAA Ref	Criteria	Site Score	Comments
40a, b, c	8-3-C 8-5-C & 8-13-C Mercury Yacht marina; land west of Satchell Lane; Land at Hamble Petroleum Storage depot	Could development of the site lead to the loss of an internationally or nationally designated site	10	This site is far too close the European Complex containing the Solent and Southampton Water SPA and Ramsar sites and the Solent Maritime SAC and associated SSSI. In fact part of the eastern boundary is within the European site. Large chunks of the site are locally designated or undesignated coastal habitats that are invariably going to be used by designated species and so would need to be classed as supporting habitats which the law states need to be treated as if they were protected under European law. The habitat with and adjacent to the site is saltmarsh which requires a fine balance of freshwater and saltwater inputs that would be destroyed by housing.
		Could development of the site impact on a N2K or Ramsar site alone	9	It would destroy large areas of supporting habitat and ruin the hydrology of the designated habitats not to mention scaring the birds off the adjacent SAC
		Could development of the site lead to loss of ancient woodland or headwaters and associated streams	0	
		Could the development of the site impact on protected species or ancient woodland.	7	Adjacent to Mallards Moor designated for its ancient coastal woodland and coastal estuarine habitat. Buffers could be used but they would need to be significant. Coastal woodland is extremely rare.
		Could the development of the site lead to the loss of a locally designated site	6	As well as being likely to impact on the adjacent SINC the site incorporates Mercury Marina Saltmarsh SINC The hydrological processes required will be almost inevitably destroyed
		Could the development of the site impact on a locally designated site alone	5	Hydrologically and through increases in recreational disturbance
		Could the development of the site have an in combination impact on a N2K and Ramsar site	4	Will drain straight into the Solent. There will be no appropriate mitigation

		Could the development of the site have an in-combination impact on a SINC	3	On Mallards Moor with site 36
		Does the site incorporate a PBA or PBL or could development lead to habitat fragmentation	2	Completely covered by the Hamble Estuary PBA
		Could the site impact a priority habitat	1	Saltmarsh, coastal woodland, other coastal habitats,
		Total	47	

Appendix 5: Site Assessment - Other Environmental Factors (by site)

(See final page for methodology)

Site	Site name	SLAA ref	Assessment: Good/Average /Poor	Comment	ALC ¹	Noise	AQ ²	Contam ³	M&W ⁴	POS ⁵	Heritage / Archaeology	Pylons & Pipelines	COMBINED SCORE (5=VG, 1=VP)
1	West of Allbrook Way, Allbrook	1-5-C and 1-7-C	Poor	Contamination likely (former brickworks), poss noise & AQ from M3 / Allbrook Way. Poss M&W. Gas main passes under Boyatt Lane within site. Low ALC (grades 3&4). No heritage, archaeology, adjacent use conflict or POS issues. On balance, poor as constraints are somewhat uncertain should be able to be addressed through site layout and design.	Good	Poor	Poor	Poor	Good	Very Good	Very Good	Average	27
2	East of Allbrook Way, Allbrook	1-4-C	Average	Poss contamination in SE, poss M&W, poss noise & AQ to east from Allbrook Way and from proposed link road E-W through southern part of site. Low ALC (grades 3&4). No heritage, archaeology, adjacent use conflict, pipeline & pylon or POS issues. On balance, average as constraints are uncertain and should be able to be addressed through site layout and design.	Good	Poor	Poor	Good	Good	Very Good	Very Good	Very Good	31
3	Church Road, Bishopstoke	2-6-C	Good	Poss M&W Safeguarding, poss contamination on western part of site. Low ALC (grade 4). But no noise or AQ, heritage, archaeology, heritage, adjacent use conflict, pipeline & pylon or POS issues. On balance, good as constraints should be able to be addressed through site layout and design.	Good	Very Good	Very Good	Good	Good	Very Good	Very Good	Very Good	37
4	East of Knowle Lane, Fair Oak	7-11	Good	High likelihood of contamination from former and current uses. Grade 4 ALC. But, no noise, AQ, POS, archaeology & heritage, pylons & pipelines or adj use conflict. M&W in southernmost part only. Resi granted to north so possible adj use benefits of removing employment use. On balance very good provided contamination can be addressed.	Good	Very Good	Very Good	Poor	Good	Very Good	Very Good	Very Good	35
5	North of Knowle Road, Horton Heath	7-19 & 7-22	Good	Grade 4 ALC. Poss of low level contamination on site 19. But no noise, AQ, POS, archaeology & heritage, pipelines & pylons, M&W or conflict with adjoining uses. On balance good as minimal constraints	Good	Very Good	Very Good	Good	Very Good	Very Good	Very Good	Very Good	38
6	Cockpit Farm, Horton Heath	7-20	Good	Medium likelihood of contamination from poultry farm use. Grade 4 ALC. Grade 2 LB on site (Cockpit House). May actually be benefit in terms of adjoining uses to remove poultry farm use. But, no noise, AQ, archaeology, pipelines & pylons, M&W or POS use. On balance good as no constraints insurmountable	Good	Very Good	Very Good	Average	Very Good	Very Good	Poor	Very Good	34
7	West of Durley Road, Horton Heath	7-21	Good	Low likelihood of contamination. Grade 4 ALC. No noise, AQ, POS, pipelines & pylons, archaeology & heritage, M&W or conflict with adjoining uses. On balance good as no significant constraints.	Good	Very Good	Very Good	Good	Very Good	Very Good	Very Good	Very Good	38

1. ALC - Agricultural Land classification 4. M+W - Minerals and Waste
 2. AQ - Air quality 5. POS - Public open space
 3. Contam - Contamination

Appendix 5: Site Assessment - Other Environmental Factors (by site)

(See final page for methodology)

Site	Site name	SLAA ref	Assessment: Good/Average /Poor	Comment	ALC ¹	Noise	AQ ²	Contam ³	M&W ⁴	POS ⁵	Heritage / Archaeology	Pylons & Pipelines	COMBINED SCORE (5=VG, 1=VP)
8	East of Allington Lane, Fair Oak	7-27	Average	High likelihood of contamination, blanket TPO. Grade 4 ALC. But no archaeology & heritage, pylons & pipelines, noise, AQ, POS or likelihood of conflict with adjoining uses. Majority of site M&W safeguarding. On balance good as it stands as, if there is a high likelihood of contamination this could be a significant constraint (very good if this proves unfounded).	Good	Very Good	Very Good	Very Poor	Very Poor	Very Good	Very Good	Very Good	31
9	Firtree Farm, Horton Heath	7-44	Good	Grade 2 listed building (Fir Tree Farmhouse) on site. Possibility of M&W. Grade 4 ALC. But, no noise, AQ, archaeology, pipelines & pylons, POS, contamination or conflict with adjoining uses. On balance good as, while there are constraints it is likely this will be able to be addressed through site layout and design.	Good	Very Good	Very Good	Very Good	Good	Very Good	Poor	Very Good	35
10	Lechlade, Horton Heath	7-51	Good	Grade 3 ALC. Grade 2 LB beyond boundary 40m to south-west. But no noise, AQ, pipelines & pylons, archaeology, M&W, POS, contamination or conflict with adjoining uses. On balance very good as constraints very minor.	Average	Very Good	Very Good	Very Good	Very Good	Very Good	Good	Very Good	37
11	South of Moorgreen Rd, West End	11-10, 11 & 12	Average	Oil pipeline under site 10, oil and gas pipelines under 12. Mostly Grade 3/4 ALC with an area of Grade 1 to east. Loss of allotments with 11. Poss noise & AQ to west from M27. But no contamination, heritage & archaeology or M&W. No conflict with adjoining uses.	Average	Average	Good	Very Good	Very Good	Average	Very Good	Average	31
12	North of Barbe Baker Avenue, West End	11-17 & 18	Average/ Good	Loss of POS, noise & AQ on part from M27 to north, Grade 3 ALC. But no other issues. On balance average to good but impacts could be mitigated if equivalent alternative POS provided.	Average	Good	Good	Very Good	Very Good	Very Poor	Very Good	Very Good	32
13	West of Woodhouse Lane, Hedge End	9-3	Average	Overhead electricity lines and gas & water pipelines, Grade 2 & 3 ALC, poss M&W issues on part, railway noise along northern boundary. But, no AQ, contamination, POS, archaeology & heritage issues or conflict with adjoining uses. On balance average as likely that constraints can be designed out.	Average	Good	Very Good	Very Good	Good	Very Good	Very Good	Very Poor	32
14	Rickwood Farm, Hedge End	9-24	Good	Gas main runs along southern boundry, Grade 3, poss noise & AQ from M27. But no contamination, POS, heritage & archaeology, M&W or conflict with adjoining uses. On balance good as, while there are a few constraints they are relatively minor and likely to be surmountable through site layout and design.	Average	Average	Average	Very Good	Very Good	Very Good	Very Good	Good	33
15	North of Pewitt Hill Close, Hedge End	9-26 & 27	Average	Poss contamination on part, Grade 3 ALC, poss noise and AQ from M27. M&W on part. But no archaeology & heritage, pylons & pipelines, POS or conflict with adjoining uses. On balance average as a number of potential constraints but none are likely to be insurmountable.	Average	Average	Average	Good	Good	Very Good	Very Good	Very Good	32

1. ALC - Agricultural Land classification 4. M+W - Minerals and Waste
 2. AQ - Air quality 5. POS - Public open space
 3. Contam - Contamination

Appendix 5: Site Assessment - Other Environmental Factors (by site)

(See final page for methodology)

Site	Site name	SLAA ref	Assessment: Good/Average /Poor	Comment	ALC ¹	Noise	AQ ²	Contam ³	M&W ⁴	POS ⁵	Heritage / Archaeology	Pylons & Pipelines	COMBINED SCORE (5=VG, 1=VP)
16	North of Grange Road, Hedge End	3-1 & 3-27	Poor	3-1 likely significant contamination, safeguarded waste facility. But no noise, AQ, heritage, archaeology or POS. Grade 2 ALC to north. Unavailable. 3-27 pre-app, part M&W safeguarding, mainly Grade 2 ALC. No noise, AQ, archaeology, heritage. adjacent use conflict, pylons & pipelines or POS issues. On balance poor as constraints beyond those likely to be able to be addressed through site layout and design. 3-27 on its own, average.	Poor	Very Good	Very Good	Very Poor	Very Poor	Very Good	Very Good	Very Good	29
17	North of Bubb Lane, Horton Heath	3-4-C	Average	Grade 2/3 ALC. Oil, water and gas pipelines under site. Mostly contamination free but possibility north of Bubb Lane. No M&W, noise, AQ, POS, heritage / archaeology or adjacent use conflict issues. On balance average as constraints should be able to be addressed through site layout and design	Poor	Very Good	Very Good	Good	Very Good	Very Good	Very Good	Very Poor	32
18	North of Hedge End Railway Station, Hedge End	3-4 (part) & 34	Good	Grade 2/3 ALC. Plethora of pipelines etc. But no M&W, noise, AQ, POS, heritage / archaeology, contamination or adjacent use conflict issues. On balance good as constraints relatively minor and likely to be able to be addressed through site layout and design	Poor	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Poor	33
19	South of Maddoxford Lane, Boorley Green	3-7	Average	Part Grade 1 part Grade 3 ALC, poss M&W, adj poss archaeological site (mediaeval farmstead) to north. Oil, gas, water and gas pipelines & powerlines cross the site. But no AQ, noise, heritage, adj land use conflict, contamination or POS issues. On balance average as there are a number of constraints but these should be able to be addressed through site layout and design	Poor	Very Good	Very Good	Very Good	Good	Very Good	Good	Very Poor	31
20	North east of Winchester Street, Botley	3-8	Poor	Grades 1, 2 & 3 ALC, overhead powerlines and water main, railway noise which will require buffering, listed building on boundary but no AQ, POS, contamination or archaeology issues. On balance poor as there are a number of constraints which may have a significant impact on the site layout and design but are unlikely to be insurmountable.	Poor	Good	Very Good	Very Good	Very Good	Very Good	Average	Very Poor	30
21	East of Kings Copse Avenue, Hedge End	3-12	Good	Grade 2 ALC, very small area of M&W, overhead powerlines and oil pipelines. But no AQ, noise, POS, heritage & archaeology or adjacent use conflict. On balance good as constraints relatively minor and likely to be able to be addressed through site layout and design.	Poor	Very Good	Very Good	Very Good	Good	Very Good	Very Good	Poor	33
22	East of Precosa Road, Hedge End	3-14	Good	Grade 3 ALC, overhead powerline crosses the site and oil pipeline under northern corner. But no AQ, contamination, noise, heritage & archaeology, M&W, POS or adjacent use conflict issues. On balance, good as constraints relatively minor and straight forward to overcome through site design and layout.	Average	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Poor	35

1. ALC - Agricultural Land classification 4. M+W - Minerals and Waste
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Appendix 5: Site Assessment - Other Environmental Factors (by site)

(See final page for methodology)

Site	Site name	SLAA ref	Assessment: Good/Average /Poor	Comment	ALC ¹	Noise	AQ ²	Contam ³	M&W ⁴	POS ⁵	Heritage / Archaeology	Pylons & Pipelines	COMBINED SCORE (5=VG, 1=VP)
23	North of Broad Oak, Botley	3-18, 22 & 32	Poor	Mostly Grade 2, some grade 3 ALC, pipelines on 18 and 32, overhead cables on 32, contamination on 19, poss M&W on 22 & 32, all sites in Botley AQMA. But no noise, POS, archaeology & heritage or adjacent use conflict issues. Difficult to reconcile the individual constraints on individual sites within this area with an assessment for the area as a whole. But, on balance scored very poor the main concern being the Botley AQMA. Could theoretically be addressed if Botley Bypass built.	Poor	Very Good	Very Poor	Average	Average	Very Good	Very Good	Poor	26
24	Broad Oak Garage, Botley	3-19	Poor	Mostly Grade 2, some grade 3 ALC, pipelines on 18 and 32, overhead cables on 32, contamination on 19, poss M&W on 22 & 32, all sites in Botley AQMA. But no noise, POS, archaeology & heritage or adjacent use conflict issues. Difficult to reconcile the individual constraints on individual sites within this area with an assessment for the area as a whole. But, on balance scored poor the main concern being the Botley AQMA. Could theoretically be addressed if Botley Bypass built.	Poor	Very Good	Very Poor	Average	Average	Very Good	Very Good	Poor	26
25	East of Denham's Corner, Horton Heath	3-28, 30 & 31	Good	Grades 2, 3 & 4 ALC across the sites, oil pipeline across part of 30. But no noise, AQ, contamination, M&W, POS. archaeology or heritage or conflicts with adjoining uses. On balance good as only two minor constraints which can easily be addressed through site design & layout.	Average	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Average	36
26	Braxells Farm, Hedge End	3-35	Good	Grades 1 & 3 ALC and potential contamination from current use. But, no noise, AQ, M&W, heritage & archaeology, POS, pylons & pipelines or adjacent use conflict issues. On balance, good as only a couple of minor constraints which can easily be addressed through careful site preparation works.	Poor	Very Good	Very Good	Average	Very Good	Very Good	Very Good	Very Good	35
27	North of Blundell Lane, Bursledon	4-5	Poor	Grade 1 ALC, oil pipeline on western boundary, potential noise and AQ from M27 to north, some archaeological potential on SE boundary. But no contamination, M&W, POS or adjoining use conflicts. On balance, poor due to extent and nature of constraints albeit they are unlikely to be insurmountable.	Very Poor	Average	Average	Very Good	Very Good	Very Good	Average	Average	28
28	North of Bridge Road, Bursledon	4-6	Poor	Grade 1 ALC, oil pipeline close to NW boundary, high likelihood of contamination, possible low level noise and AQ from motorway. But no conflict with adjoining uses, no M&W, POS or archaeology albeit that Maidenstone historic park & garden is adjacent to east. On balance poor. Numerous constraints albeit fairly low-level other than ALC. None insurmountable	Very Poor	Average	Average	Poor	Very Good	Very Good	Good	Good	27

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Appendix 5: Site Assessment - Other Environmental Factors (by site)

(See final page for methodology)

Site	Site name	SLAA ref	Assessment: Good/Average /Poor	Comment	ALC ¹	Noise	AQ ²	Contam ³	M&W ⁴	POS ⁵	Heritage / Archaeology	Pylons & Pipelines	COMBINED SCORE (5=VG, 1=VP)
29	Providence Hill and Oakhill, Bursledon	4-11	Good	Grade 4 ALC, potential noise and AQ from M27. But, no contamination, M&W, POS, pylons & pipelines, heritage & archaeology or conflict with adjoining uses. On balance, potential constraints are very minor and capable of being addressed through site design and layout so good.	Good	Average	Average	Very Good	Very Good	Very Good	Very Good	Very Good	35
30	North of Providence Hill, Bursledon	4-14 & 26	Good	Grade 4 ALC, potential noise and AQ from M27, possibility of contamination from previous uses on site 11. But, no M&W, POS, policy & pipelines, heritage & archaeology or adjoining use conflicts (permission granted for residential on the land between these two sites). On balance, good as constraints fairly minor and are likely able to be addressed through site layout and design.	Good	Average	Average	Good	Very Good	Very Good	Very Good	Very Good	34
31	South of Peewit Hill, Hedge End	4-21	Good	Grade 4 ALC, overhead cable in SW corner, possible noise & AQ from M27 (though being considered for employment, not resi dev), Grade 2 LB beyond to SE of site. But, no M&W, POS, archaeology or adjoining use conflicts which cannot be mitigated through site layout and design. On balance good as constraints minor and likely to be able to be addressed through site layout and design	Good	Average	Average	Very Good	Very Good	Very Good	Good	Good	33
32	Heath House Farm, Hedge End	4-27	Good	Grade 2 ALC, Overhead electricity lines cross site. But no noise, AQ, contamination Heritage & Archaeology, pipelines, , M&W, POS or conflict with adjoining uses.	Poor	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Average	35
33	South east of Windmill Lane, Bursledon	4-28	Average	Likely noise and AQ from M27, possibility of M&W, Grade 2* LB to north-west (Bursledon Windmill). Grade 4 ALC. But no pylons & pipelines, contamination, POS, archaeology or adjoining use conflucts. On balance average as constraints relatively minor and likely to be able to be addressed through site layout and design.	Good	Average	Average	Very Good	Good	Very Good	Average	Very Good	32
34	West and east of Shop Lane, Bursledon	10-8 & 9	Good	Site 8 Grade 1 ALC but site 9 only 3-4, poss M&W on part, oil pipeline under part and poss contamination on part. But no heritage & archaeology, noise, AQ, POS or conflict with adjoining uses. On balance good as a few constraints but only on parts of the site so likely to be able to be overcome through site design & layout.	Poor	Very Good	Very Good	Good	Good	Very Good	Very Good	Good	34
35a,b,c	South of Pound Road, Bursledon	10-14, 15 & 16	Average	Oil pipeline runs under all 3 sites and all Grade 3 ALC. Loss of POS on 2 sites. M&W on part. But no noise, contamination, AQ, heritage & archaeology and no conflict with adjoining uses. On balance average but pipeline may impact on developable area and main issues is need to provide replacement POS.	Average	Very Good	Very Good	Very Good	Good	Average	Very Good	Poor	32
36	West and east of Hamble Lane, Bursledon	10-19 & 21	Good	Oil pipeline under sites and M&W safeguarding issues. Poss contamination. Grade 3 ALC. But no heritage & archaeology, noise, AQ, POS or conflict with adjoining uses. On balance good as a few constraints which may affect ability to deliver viable scheme	Average	Very Good	Very Good	Good	Good	Very Good	Very Good	Average	34

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Appendix 5: Site Assessment - Other Environmental Factors (by site)

(See final page for methodology)

Site	Site name	SLAA ref	Assessment: Good/Average /Poor	Comment	ALC ¹	Noise	AQ ²	Contam ³	M&W ⁴	POS ⁵	Heritage / Archaeology	Pylons & Pipelines	COMBINED SCORE (5=VG, 1=VP)
37	East of Shop Lane, Bursledon	10-24	Good	Poss contamination on part, poss M&W. Grade 3 ALC. But no noise, AQ (albeit close to AQMA), heritage & archaeology, pipelines & pylons, POS or conflict with adjoining uses. On balance good as few minor constraints but nothing insurmountable.	Average	Very Good	Good	Good	Good	Very Good	Very Good	Very Good	35
38	North of Satchell Lane, Bursledon	10-25	Good	Grade 1 ALC, oil pipeline runs under part of site. But no noise, AQ, heritage & archaeology, contamination, POS, M&W or conflict with adjoining uses. Main issue is the Grade 1 ALC. Otherwise fairly free from constraint. Good on balance.	Very Poor	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Average	34
39	North and south of Kings Avenue, Hamble	8-11	Average	Loss of playing fields, poss M&W, poss noise from engineering use adjacent, Grade 2* LB within site (Sydney Lodge). No pylons or pipelines, archaeology, M&W or contamination. On balance average. A number of moderate constraints which would need to be addressed. The most significant is the loss of POS. Would score more highly if equivalent replacement provision made.	Very Good	Good	Very Good	Very Good	Very Good	Very Poor	Very Poor	Very Good	31
40a,b,c	Satchell Lane, Hamble	8-3, 5 & 13	Poor	M&W safeguarding across all 3 sites, Oil pipeline beneath 2 of the sites, high likelihood of contamination (very high on 13 - oil storage depot with underground tanks). But no noise, AQ, POS, ALC, archaeology & heritage. Poss conflict with adj boatyard and recreational uses. On balance poor as there are some significant constraints which may not be easy to address	Very Good	Very Good	Very Good	Very Poor	Very Poor	Very Good	Very Good	Average	30

Scoring (detailed assessment):

Very good	complete absence of a constraint or presence of only one or two minor constraints
Good	presence of a constraint on part of a site, low level constraint or a few minor constraints
Average	presence of a few constraints or moderate severity
Poor	presence of a significant constraint or multiple constraints
Very Poor	presence of a significant constraint or numerous constraints

Final assessment simplifies this to three scores: good, average and poor

Scores by topic:

Agricultural Land Classification (ALC) - classed Very good for Grade 5, Good for Grade 4, Average for Grade 3, Poor for Grade 2 and Very Poor for Grade 1

Noise - good if noise from railway (low train frequency), average if noise from M27, poor if noise from M27 and another road

AQ - Very poor if in AQMA, poor if AQ from M27 & any other road, average if AQ from M27

Contamination - good if possibility of contamination or on small part of site, average if known contamination on part of site, poor if contamination on most of site, very poor if significant contamination noted

M&W - good if possibility of M&W on small part of site, average if large part of site affected, very poor if safeguarded site or infrastructure

POS - average if some loss of open space on part of site, very poor if loss for formal playing fields

Heritage - Good if Grade 2 LB or archaeological site close by, average if Grade 2* close to site, poor if Grade 2 on site, very poor if Grade 2* on site

Pylons - Good if pylon on boundary or crosses only a small part of site, average if pipeline under site or pylon across site, poor if major oil/gas main and pylon, very poor if multiple infrastructure.

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Appendix 6: Development Distributions Strategy and Principles

Extract from emerging Eastleigh Local Plan (Chapter 3: Vision, Objectives and Strategy for new development):

- 3.8 Given the relatively compact settlement pattern of the Borough, in considering the need for a significant scale of new greenfield development in the Borough the Council's decisions were informed by the following development principles¹:
- a. In accordance with the provisions of the NPPF, the opportunity to deliver a substantial proportion of this new greenfield development on a new Strategic Growth Option will be explored;
 - i. based on good practice and experience elsewhere, if there is to be a single Strategic Growth Option, it should be at least 1,500 dwellings in size in order to achieve a degree of self-containment and to achieve a critical mass sufficient to deliver new infrastructure provision, for instance in the form of new road links to the strategic highway network;
 - ii. the option of identifying a Strategic Growth Option will be derived from sites and areas identified in the SLAA, assessed through the Sustainability Appraisal and sites actively promoted for such development.
 - b. Any strategic development must result in the creation of a new, sustainable, mixed use community and should demonstrate it will enable the provision of new and improved infrastructure and employment and other opportunities such as could not be provided by a series of smaller extensions to existing settlements alone;
 - c. Even if a Strategic Growth Option is pursued, smaller greenfield extensions to existing settlements will still be required in order to ensure a continuity of housing supply throughout the plan period, to provide choice and variety in the housing market in terms of the size, type, tenure, mix and location of new development and to help ensure the Council maintains a 5-year supply of housing land;
 - d. All new development should result in the creation of high quality, well-designed sustainable communities providing for a range of housing and other needs and should seek to protect the environment, in particular avoiding harm to protected environments and landscapes;
 - e. The separate identity of settlements and local communities should be safeguarded by ensuring the retention of undeveloped countryside gaps between them and avoiding decisions which would result in their coalescence;
 - f. Development should seek to maximise opportunities to improve the availability and access to community and recreation facilities and enhance the network of green infrastructure provision across the Borough;

¹ Development Distribution Strategy and Principles endorsed at Cabinet on 15/12/2016

- g. New development should capitalise on opportunities to address existing deficiencies in the transport network, should not materially exacerbate problems in existing areas and where feasible should seek to encourage a modal shift away from reliance primarily on the private car;
- h. There should be no significant additional development in the Hamble peninsula because of transport constraints, minerals safeguarding and the vulnerability of the open and undeveloped countryside gaps between settlements in this area and Southampton, the outer borders of which are clearly visible from many parts of the peninsula.

Appendix 7: Sustainability Appraisal (SA)

1. The Council has commissioned independent consultants (LUC) to undertake the Sustainability Appraisal (SA) process as the Local Plan is prepared. As part of this process, they produced an appraisal of the principle of residential development on green field sites (July 2017)¹.
2. At this stage in the Sustainability Appraisal, the assessment did not consider any policy mitigation but instead highlighted potential issues, some of which may be addressed through mitigation. Where sites are currently allocated in the emerging Local Plan, Council officers are therefore considering whether the SA identifies any additional issues which should be incorporated into the policy for the site (see Appendix 8).
3. This stage in the overall assessment also considers whether or not the Sustainability Appraisal and the Council's assessment (as set out in the background paper) are indicating that the same sites should be allocated in the first place. This ensures that the SA process continues to form an integral part of the plan making process moving forward.
4. There are 40 green field sites which are being assessed². The Council's assessment examines five composite topics (and a total of at least 30 indicators within these). The Sustainability Appraisal identifies 13 Sustainability Objectives and examines 48 indicators. Clearly this presents the scope for a wide number of detailed variations between the assessments, which might affect a theoretical order of preference of sites.
5. Most of these green field sites will be required to meet the overall need for homes. Therefore the comparison between the SA and comparative assessments undertaken by EBC officers has focussed on the sites which score at either end of the scale. These are the sites where any significant differences between the EBC and SA assessments might affect the overall outcome as to whether a site should be allocated (as opposed to the theoretical order of preference of sites). Therefore the comparison has focussed on sites which the SA has scored well but which have not been allocated in the emerging Local Plan; and conversely sites which the SA has scored poorly but which have been allocated in the emerging Plan.
6. EBC officers have added up the 'scores' in the Sustainability Appraisal (SA) Table 2.1 to indicate a total score for each site. This process is set out in table C at the end of this Appendix. On this basis, of the top 10 sites as scored by

¹ Available at <https://www.eastleigh.gov.uk/media/289684/Eastleigh-SA-Greenfield-site-assessments.pdf>

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

the SA across the 48 indicators, five have not been initially allocated in the emerging Local Plan. These are set out in Table A overleaf.

Table A. Highest scoring sites not proposed to be allocated – selected scores

Site name	SA score for criterion 12.1: 'Affect separation of neighbouring settlements'	Total score	
		SA Quartile *	EBC Quartile *
36. West and east of Hamble Lane	-2	1	3
38. North of Satchell Lane	-2	1	1
29. Providence Hill and Oakhill	0	2	1
24. Broad Oak	0	2	2
11. South of Moorgreen Road	-2	2	3 or 4

*Specific examples:

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

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

Highest scoring sites - countryside gaps

7. The first point, in terms of impact on countryside gaps / separation of settlements, is that the Sustainability Appraisal gives three of these sites the lowest score; 'significant negative' (-2). EBC's appraisal gave all these sites the lowest score; 'poor'. In actual fact the SA assessment is based on EBC's assessment, and therefore these scores are inevitably consistent. Based on EBC's approach, which gives priority to protecting countryside gaps, these sites are therefore excluded following the stage 2 comparative assessment.
8. The remaining two sites are not classed as 'poor' for their impact on countryside gaps in either the SA or the EBC assessment. In EBC's assessment they therefore make it through the stage 2 comparative assessment and are only discounted at the stage 3 development capacity assessments. Site 24 is ruled out on flood risk grounds. The SA records a 'significant negative' (-2) effect on these grounds too. Site 29 is ruled out because a buffer is required around a water course to protect biodiversity designations, meaning that the resultant development area is too small to allocate. The SA also records a 'negative' (-1) or 'significant negative' (-2) effect against various biodiversity criteria too. Therefore it is considered that the SA and EBC assessments are consistent on these points.

Highest scoring sites - comparison of total scores

9. The second and more secondary point, to fully complete the picture, is to look at the quartile of total scores that a site falls in. (Based on EBC's approach, as

all remaining sites are needed, this does not affect whether or not a site is selected, simply the order in which it is scored). Three of the sites fall in the same or at least adjacent quartile under both assessments, suggesting a broadly consistent conclusion. Nevertheless, the other two sites (sites 11 and 36) fall within significantly different quartiles, with the SA scoring them higher and therefore more suitable sites. It is therefore useful to understand where the SA has scored these sites particularly well. It gave them a 'significant positive' (+2) score as follows:

Site 11 – close to major employment centre (x2); close to primary school.

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

10. It is considered that two issues arise from this. The first is that the Sustainability Appraisal is based on a rounded assessment flagging up areas of concern. The SA scored two of the above indicators twice over, once for economic aims and once for transport aims. It is EBC officers who have added up the total scores from the SA and in doing so have therefore effectively double weighted these factors. The second is that the EBC assessment does not include proximity to major employment centres, on the basis that employment patterns across the general area are diverse and most people will not work in their local employment area simply because it is there. This is not to deny a slight advantage to site 11 which has not been picked up by the EBC assessment, but it is not considered significant in terms of the overall assessment. These points will go some way to explaining the difference between the SA and EBC assessments.
11. Returning to the total SA scores, of the 10 lowest scoring sites, 5 have been initially allocated by the emerging Local Plan. These are set out in the table below.

Table B. Lowest scoring sites not proposed to be allocated – selected scores

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

*Specific examples:

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

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

Lowest scoring sites - countryside gaps

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

Lowest scoring sites - comparison of total scores

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

Site 4 – (not) close to health;

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

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

Site 19 – (not) close to employment;

Site 4 – (not) close to secondary school;

Sites 4 and 15 – increased pollution;

Sites 4 and 15 – some biodiversity indicators;

Site 19 – loss of higher grade agricultural land.

14. The issues that arise from this are similar to those from the first set of sites. First by adding up all the SA scores, EBC officers have in effect double weighted four indicators relating to rail and bus services. In any case the EBC assessment scores sites 4 and 19 as 'poor' for transport / accessibility as well. Second the SA is scoring a site as poor with respect to employment, an issue which EBC officers consider is less significant. An additional point is that the EBC assessment does take account of pollution issues at the next stage (stage 3, development capacity). It should be noted that the EBC assessment scores sites 4 and 15 as good or average for biodiversity.

Conclusion

15. However the 40 sites shortlisted by the EBC approach are assessed, most are required in any case in-order that overall housing needs are met. Therefore the analysis above has focussed on sites which score at either end of the scale, where any significant differences between the EBC and SA assessments might affect the overall outcome. Specifically it has focussed on sites which the SA has scored well but which have not been allocated in the emerging Local Plan; and sites which the SA has scored poorly but which have been allocated in the emerging Plan. The analysis has revealed there is usually a reason for these apparently different outcomes. These usually either reflect nuances in the scoring system, or the priority the Council is giving to protecting countryside gaps.
16. The SA does not seek to weight different factors, and this paper sets out elsewhere why the Council considers it is appropriate to prioritise the protection of countryside gaps. Any remaining disparities generally relate to issues which will affect the detailed design and capacity of the site (not assessed by the SA which only looked at the principle of residential development), which the EBC process goes on to assess in any case. Therefore in overall terms, EBC officers consider that the above analysis suggests that the SA and EBC assessments of green field sites are broadly consistent in terms of outcome, and that any differences are justifiable.
17. The total scores have been calculated by EBC staff on the following basis:

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

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

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

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

EBC Site Ref	Site Name	SA Site Ref	Total SA Score	SA Score Quartile	Allocated in emerging Local Plan?
TOP 10 SITES:					
36	West and east of Hamble Lane, Bursledon	37	-5	1	No
35c	South of Pound Road, Bursledon	36	-10	1	Yes
13	West of Woodhouse Lane, Hedge End	13	-11	1	Yes
38	North of Satchell Lane, Bursledon	39	-11	1	No
8	East of Allington Lane, Fair Oak	8	-12	1	Yes
30	North of Providence Hill, Bursledon	30	-14	1	Yes
20	North east of Winchester Street, Botley	20	-17	2	Yes
29	Providence Hill and Oakhill, Bursledon	29	-17	2	No
24	Broad Oak Garage, Botley	24	-18	2	No
11	South of Moorgreen Road, West End	11	-19	2	No
SITES 'IN THE MIDDLE'					
1	West of Allbrook Way, Allbrook	1	-20	2	No
18	North of Hedge End railway station, Hedge End	18	-20	2	No
28	North of Bridge Road, Bursledon	28	-21	2	No
12	North of Barbe Baker Avenue, West End	12	-22	2	Yes ³
37	East of Shop Lane, Bursledon	38	-22	2	No
39	North and south of Kings Avenue, Hamble	40	-22	2	No
35a and 35b	South of Pound Road, Bursledon	35	-24	3	No

³ Site has resolution to permit – not allocated as an individual site but identified in DM23 'Housing sites with planning permission'

EBC Site Ref	Site Name	SA Site Ref	Total SA Score	SA Score Quartile	Allocated in emerging Local Plan?
3	Church Road, Bishopstoke	3	-25	3	Yes ⁴
16	North of Grange Road, Hedge End	16	-25	3	No
33	South east of Windmill Lane, Bursledon	33	-25	3	Yes
27	North of Blundell Lane, Bursledon	27	-27	3	Special Policy Area
9	Firtree Farm, Horton Heath	9	-28	3	Now permitted
32	Heath House Farm, Hedge End	32	-28	3	Yes
14	Rickwood Farm, Hedge End	14	-29	3	No
23	North of Broad Oak, Botley	23	-29	3	No
40a, b and c	Satchell Lane, Hamble	41	-29	3	No
10	Lechlade, Horton Heath	10	-30	3	Yes
26	Braxells Farm, Hedge End	26	-30	3	Yes
34	West and east of Shop Lane, Bursledon	34	-30	3	No
5	North of Knowle Lane, Horton Heath	5	-31	3	No
21	East of Kings Copse Avenue, Hedge End	21	-31	3	Yes
BOTTOM 10 SITES:					
7	West of Durley Road, Horton Heath	7	-32	3	Yes
17	North of Bubb Lane, Horton Heath	17	-32	3	No
22	East of Precosa Road, Hedge End	22	-32	3	No
4	East of Knowle Lane, Fair Oak	4	-33	4	Yes
2	East of Allbrook Way, Allbrook	2	-34	4	Yes

⁴ Site has resolution to permit – not allocated as an individual site but identified in DM23 ‘Housing sites with planning permission’

EBC Site Ref	Site Name	SA Site Ref	Total SA Score	SA Score Quartile	Allocated in emerging Local Plan?
19	South of Maddoxford Lane, Boorley Green	19	-34	4	Yes
6	Cockpit Farm, Horton Heath	6	-35	4	No
15	North of Peewit Hill Close, Hedge End	15	-41	4	Yes
25	East of Denham's Corner, Horton Heath	25	-42	4	No
31	South of Peewit Hill, Hedge End	31	-42	4	No

TABLE 4: COMPARATIVE ASSESSMENT OF SITES

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

Site	Parish	SLAA Site Names	SLAA Refs.	Transport and Accessibility		Countryside Gaps		Landscape		Biodiversity		Other Environmental		Total	Take Forward to assessment?		
												Half					
1	West of Allbrook Way, Allbrook	Allbrook	Land north of Knowle Hill; Land south of Allbrook Way	1-5-C; 1-7-C	Average	0	Poor / Average	-0.5	Poor / Average	-0.5	Poor	-1	Poor	-1	-0.5	-2.5	No
2	East of Allbrook Way, Allbrook	Allbrook	Land east of Allbrook Way	1-4-C	Average	0	Average	0	Average / Good	0.5	Poor	-1	Average	0	0	-0.5	Yes
3	Church Road, Bishopstoke	Bishopstoke	Land between 77 Church Road and Recreation Ground, Church Road; Land north of Church Road	2-6-C; 2-25-C	Average	0	Good	1	Good	1	Poor	-1	Good	1	0.5	1.5	Yes
4	East of Knowle Lane, Fair Oak	Fair Oak and Horton Heath	Land east of Knowle Lane	7-11-C	Poor	-1	Good	1	Good	1	Good	1	Good	1	0.5	2.5	Yes
5	North of Knowle Lane, Horton Heath	Fair Oak and Horton Heath	Land south of Yew Tree Cottage, Knowle Lane; Land east of Botley Road and north of Knowle Lane	7-19-C; 7-22-C	Average	0	Poor	-1	Good	1	Poor	-1	Good	1	0.5	-0.5	No
6	Cockpit Farm, Horton Heath	Fair Oak and Horton Heath	Cockpit Farm, Durlley Road	7-20-C	Poor	-1	Poor / Average	-0.5	Average	0	Very Good	2	Good	1	0.5	1	No
7	West of Durlley Road, Horton Heath	Fair Oak and Horton Heath	Land west of Durlley Road	7-21-C	Poor	-1	Average	0	Average	0	Very Good	2	Good	1	0.5	1.5	Yes
8	East of Allington Lane, Fair Oak	Fair Oak and Horton Heath	Land east of Allington Lane (Quobleigh Pond)	7-27-C (part 2-24-OS and 2-24-C)	Average	0	Average	0	Good	1	Good	1	Average	0	0	2	Yes
9	Firtree Farm, Horton Heath	Fair Oak and Horton Heath	Land at Firtree Farm, Firtree Lane	7-44-C (part 2-24-C)	Poor	-1	Poor / Average	-0.5	Average	0	Very Poor	-2	Good	1	0.5	-3	No***
10	Lechlade, Horton Heath	Fair Oak and Horton Heath	Lechlade	7-51-C	Average	0	Average	0	Good	1	Good	1	Good	1	0.5	2.5	Yes
11	South of Moorgreen Road, West End	West End	Land south of Moorgreen Road; Allotments south of Moorgreen Road; Land south of Moorgreen Road	11-10-C; 11-11-C; 11-12-C	Average	0	Poor	-1	Average	0	Poor	-1	Average	0	0	-2	No
12	North of Barbe Baker Avenue, West End	West End	Open space north of Barbe Baker Avenue;	11-17-C; 11-18-C	Average	0	Good	1	Average / Good	0.5	Average	0	Average / Good	0.5	0.3	1.75	Yes
13	West of Woodhouse Lane, Hedge End	Hedge End	Land west of Woodhouse Lane	9-3-C	Average	0	Average**	0	Good	1	Very Poor	-2	Average	0	0	-1	Yes
14	Rickwood Farm, Hedge End	Hedge End	Rickwood Farm, Upper Northam Road	9-24-C	Average	0	Poor	-1	Good	1	Very Good	2	Good	1	0.5	2.5	No
15	North of Peewit Hill Close, Hedge End	Hedge End	Land at Sundays Hill; Land north of Peewit Hill Close	9-26-C; 9-27-C	Average	0	Average	0	Good	1	Average	0	Average	0	0	1	Yes
16	North of Grange Road, Hedge End	Botley	Land between Woodhouse Lane and Grange Road; Land at Grange Road	3-1-U; 3-27-C	Average	0	Poor	-1	Good	1	Very Good	2	Poor	-1	-0.5	1.5	No
17	North of Bubb Lane, Horton Heath	Botley	Land west of Botley Road and Winchester Road	3-4-C; 7-49-C (part)	Poor	-1	Poor	-1	Average / Good	0.5	Very Good	2	Average	0	0	0.5	No
18	North of Hedge End railway station, Hedge End	Botley	Land west of Botley Road and Winchester Road; Land north of Hedge End railway station	3-4-C (part); 3-34-C	Poor	-1	Poor	-1	Average	0	Average	0	Good	1	0.5	-1.5	No
19	South of Maddoxford Lane, Boorley Green	Botley	None	None	Poor	-1	Average	0	Good	1	Good	1	Average	0	0	1	Yes
20	North east of Winchester Street, Botley	Botley	Land north east of Winchester Street	3-8-C	Average	0	Average	0	Good	1	Good	1	Poor	-1	-0.5	1.5	Yes
21	East of Kings Copse Avenue, Hedge End	Botley	Land east of Kings Copse Avenue and east of Tanhouse Lane	3-12-C	Average	0	Good	1	Good	1	Average	0	Good	1	0.5	2.5	Yes
22	East of Precosa Road, Hedge End	Botley	Land east of Precosa Road, Hedge End	3-14-C	Average	0	Poor	-1	Average	0	Good	1	Good	1	0.5	0.5	No
23	North of Broad Oak, Botley	Botley	Land west of Cobbett Way; North of Broad Oak and west of Holmesland Way	3-18-C; 3-22-U;	Average	0	Poor	-1	Average	0	Average	0	Poor	-1	-0.5	-1.5	No
24	Broad Oak Garage, Botley	Botley	Garage off Broad Oak	3-19-C	Average	0	Good	1	N/A	0	Good	1	Poor	-1	-0.5	1.5	Yes
25	East of Denham's Corner, Horton Heath	Botley	Land south of Snakemoor Lane; Land at Denham's Corner; Land at Ford Lake, Winchester Road	3-28-C; 3-30-C; 3-31-C	Poor	-1	Poor	-1	Poor / Average	-0.5	Very Poor	-2	Good	1	0.5	-4	No
26	Braxells Farm, Hedge End	Botley	Land south of Long Garden Cottage, Winchester Road	3-35-C	Poor	-1	Average	0	Good	1	Very Good	2	Good	1	0.5	2.5	Yes
27	North of Blundell Lane, Bursledon	Bursledon	Land north of Blundell Lane and south of M27	4-5-C	Average	0	Good	1	Average	0	Very Poor	-2	Poor	-1	-0.5	-1.5	Yes
28	North of Bridge Road, Bursledon	Bursledon	Land north of Bridge Road	4-6-C	Average	0	Good	1	Average	0	Very Poor	-2	Poor	-1	-0.5	-1.5	Yes
29	Providence Hill and Oakhill, Bursledon	Bursledon	Land at Providence Hill and Oakhill	4-11-C	Good	1	Good	1	Average / Good	0.5	Good	1	Good	1	0.5	4	Yes
30	North of Providence Hill, Bursledon	Bursledon	Land north of Providence Hill; The Morellos and Forge Mount, Providence Hill	4-14-C; 4-26-C	Average	0	Good	1	Average / Good	0.5	Poor	-1	Good	1	0.5	1	Yes
31	South of Peewit Hill, Hedge End	Bursledon	Land north of jnc 8 of M27; south of Peewit Hill; west of Dodwell Lane	4-21-C	Average	0	Poor	-1	Good	1	Good	1	Good	1	0.5	1.5	No
32	Heath House Farm, Hedge End	Bursledon	Heath House Farm	4-27-C	Average	0	Good	1	Good	1	Poor	-1	Good	1	0.5	1.5	Yes
33	South east of Windmill Lane, Bursledon	Bursledon	Land lying to the south east of Windmill Lane	4-28-C	Poor	-1	Average	0	Average	0	Very Poor	-2	Average	0	0	-3	Yes
34	West and east of Shop Lane, Bursledon	Hound	Land west of Shop Lane; Land east of Shop Lane and south of Botley Road	10-8-C; 10-9-C	Average	0	Poor	-1	Good	1	Average	0	Good	1	0.5	0.5	No
35a	South of Pound Road, Bursledon	Hound	Land rear of the Plough Inn, Portsmouth Road	10-14-C	Average	0	Poor / Average	-0.5	Good	1	Very Good	2	Average	0	0	2.5	No
35b	South of Pound Road, Bursledon	Hound	Open space south of Pound Road and west of Priors Hill Lane	10-15-C	Average	0	Poor / Average	-0.5	Good	1	Very Good	2	Average	0	0	2.5	No
35c	South of Pound Road, Bursledon	Hound	Open space east of Priors Hill Lane	10-16-C	Average	0	Good	1	Good	1	Very Good	2	Average	0	0	4	Yes
36	West and east of Hamble Lane, Bursledon	Hound	Land west of Hamble Lane; Land east of Hamble Lane	10-19-C; 10-21-C	Average	0	Poor	-1	Good	1	Very Poor	-2	Good	1	0.5	-1.5	No
37	East of Shop Lane, Bursledon	Hound	Land to the east of Shop Lane	10-24-C	Average	0	Poor	-1	Good	1	Average	0	Good	1	0.5	0.5	No
38	North of Satchell Lane, Bursledon	Hound	Land north of Satchell Lane	10-25-C	Average	0	Poor	-1	Good	1	Very Good	2	Good	1	0.5	2.5	No

	Site	Parish	SLAA Site Names	SLAA Refs.	Transport and Accessibility		Countryside Gaps		Landscape		Biodiversity		Other Environmental		Total	Take Forward to assessment?	
					Average	0	Good	1	Good	1	Poor	-1	Average	0			0
39	North and south of Kings Avenue, Hamble	Hamble	Land to the north and south of Kings Avenue	8-11-C	Average	0	Good	1	Good	1	Poor	-1	Average	0	0	1	Yes
40a	Satchell Lane, Hamble	Hamble	Land west of Satchell Lane	8-5-C	Average	0	Good	1	Good	1	Very Poor	-2	Poor	-1	-0.5	-0.5	Yes
40b	Satchell Lane, Hamble	Hamble	Land at Hamble Petroleum Storage Depot, Satchell Lane	8-13-C	Average	0	Average / Good	0.5	Average / Good	0.5	Very Poor	-2	Poor	-1	-0.5	-1.5	Yes
40c	Satchell Lane, Hamble	Hamble	Mercury Yacht Marina	8-3-C	Average	0	Average	0	Poor / Average	-0.5	Very Poor	-2	Poor	-1	-0.5	-3	Yes

**Excluding north east corner of site

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

Scores as reported to Council on 20th July except corrections where score had been incorrectly transposed.

TABLE 4b: COMPARATIVE ASSESSMENT OF SITES

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

Site	Parish	SLAA Site Names	SLAA Refs.	Transport and Accessibility		Countryside Gaps		Landscape		Biodiversity		Other Environmental		Total	Take Forward?		
												Half					
29	Providence Hill and Oakhill, Bursledon	Bursledon	Land at Providence Hill and Oakhill	4-11-C	Good	1	Good	1	Average / Good	0.5	Good	1	Good	1	0.5	4	Yes
35c	South of Pound Road, Bursledon	Hound	Open space east of Priors Hill Lane	10-16-C	Average	0	Good	1	Good	1	Very Good	2	Average	0	0	4	Yes
4	East of Knowle Lane, Fair Oak	Fair Oak and Horton Heath	Land east of Knowle Lane	7-11-C	Poor	-1	Good	1	Good	1	Good	1	Good	1	0.5	2.5	Yes
10	Lechlade, Horton Heath	Fair Oak and Horton Heath	Lechlade	7-51-C	Average	0	Average	0	Good	1	Good	1	Good	1	0.5	2.5	Yes
14	Rickwood Farm, Hedge End	Hedge End	Rickwood Farm, Upper Northam Road	9-24-C	Average	0	Poor	-1	Good	1	Very Good	2	Good	1	0.5	2.5	No
21	East of Kings Copse Avenue, Hedge End	Botley	Land east of Kings Copse Avenue and east of Tanhouse Lane	3-12-C	Average	0	Good	1	Good	1	Average	0	Good	1	0.5	2.5	Yes
26	Braxells Farm, Hedge End	Botley	Land south of Long Garden Cottage, Winchester Road	3-35-C	Poor	-1	Average	0	Good	1	Very Good	2	Good	1	0.5	2.5	Yes
35a	South of Pound Road, Bursledon	Hound	Land rear of the Plough Inn, Portsmouth Road	10-14-C	Average	0	Poor / Average	-0.5	Good	1	Very Good	2	Average	0	0	2.5	No
35b	South of Pound Road, Bursledon	Hound	Open space south of Pound Road and west of Priors Hill Lane	10-15-C	Average	0	Poor / Average	-0.5	Good	1	Very Good	2	Average	0	0	2.5	No
38	North of Satchell Lane, Bursledon	Hound	Land north of Satchell Lane	10-25-C	Average	0	Poor	-1	Good	1	Very Good	2	Good	1	0.5	2.5	No
8	East of Allington Lane, Fair Oak	Fair Oak and Horton Heath	Land east of Allington Lane (Quobleigh Pond)	7-27-C	Average	0	Average	0	Good	1	Good	1	Average	0	0	2	Yes
12	North of Barbe Baker Avenue, West End	West End	Open space north of Barbe Baker Avenue; Land between 77 Church Road and Recreation Ground, Church Road; Land north of Church Road	11-17-C; 11-18-C	Average	0	Good	1	Average / Good	0.5	Average	0	Average / Good	0.5	0.25	1.75	Yes
3	Church Road, Bishopstoke	Bishopstoke	Church Road; Land north of Church Road	2-6-C; 2-25-C	Average	0	Good	1	Good	1	Poor	-1	Good	1	0.5	1.5	Yes
7	West of Durlley Road, Horton Heath	Fair Oak and Horton Heath	Land west of Durlley Road	7-21-C	Poor	-1	Average	0	Average	0	Very Good	2	Good	1	0.5	1.5	Yes
16	North of Grange Road, Hedge End	Botley	Land between Woodhouse Lane and Grange Road; Land at Grange Road	3-1-U; 3-27-C	Average	0	Poor	-1	Good	1	Very Good	2	Poor	-1	-0.5	1.5	No
20	North east of Winchester Street, Botley	Botley	Land north east of Winchester Street	3-8-C	Average	0	Average	0	Good	1	Good	1	Poor	-1	-0.5	1.5	Yes
24	Broad Oak Garage, Botley	Botley	Garage off Broad Oak	3-19-C	Average	0	Good	1	N/A	0	Good	1	Poor	-1	-0.5	1.5	Yes
31	South of Peewit Hill, Hedge End	Bursledon	Land north of jnc 8 of M27; south of Peewit Hill; west of Dodwell Lane	4-21-C	Average	0	Poor	-1	Good	1	Good	1	Good	1	0.5	1.5	No
32	Heath House Farm, Hedge End	Bursledon	Heath House Farm	4-27-C	Average	0	Good	1	Good	1	Poor	-1	Good	1	0.5	1.5	Yes
6	Cockpit Farm, Horton Heath	Fair Oak and Horton Heath	Cockpit Farm, Durlley Road	7-20-C	Poor	-1	Poor / Average	-0.5	Average	0	Very Good	2	Good	1	0.5	1	No
15	North of Peewit Hill Close, Hedge End	Hedge End	Land at Sundays Hill; Land north of Peewit Hill Close	9-26-C; 9-27-C	Average	0	Average	0	Good	1	Average	0	Average	0	0	1	Yes
19	South of Maddoxford Lane, Boorley Green	Botley	None	None	Poor	-1	Average	0	Good	1	Good	1	Average	0	0	1	Yes
30	North of Providence Hill, Bursledon	Bursledon	Land north of Providence Hill; The Morellos and Forge Mount, Providence Hill	4-14-C; 4-26-C	Average	0	Good	1	Average / Good	0.5	Poor	-1	Good	1	0.5	1	Yes
39	North and south of Kings Avenue, Hamble	Hamble	Land to the north and south of Kings Avenue	8-11-C	Average	0	Good	1	Good	1	Poor	-1	Average	0	0	1	Yes
17	North of Bubb Lane, Horton Heath	Botley	Land west of Botley Road and Winchester Road	3-3-C; 3-4-C (part)	Poor	-1	Poor	-1	Average / Good	0.5	Very Good	2	Average	0	0	0.5	No
22	East of Precosa Road, Hedge End	Botley	Land east of Precosa Road, Hedge End	3-14-C	Average	0	Poor	-1	Average	0	Good	1	Good	1	0.5	0.5	No
34	West and east of Shop Lane, Bursledon	Hound	Land west of Shop Lane; Land east of Shop Lane and south of Botley Road	10-8-C; 10-9-C	Average	0	Poor	-1	Good	1	Average	0	Good	1	0.5	0.5	No
37	East of Shop Lane, Bursledon	Hound	Land to the east of Shop Lane	10-24-C	Average	0	Poor	-1	Good	1	Average	0	Good	1	0.5	0.5	No
2	East of Allbrook Way, Allbrook	Allbrook	Land east of Allbrook Way	1-4-C	Average	0	Average	0	Average / Good	0.5	Poor	-1	Average	0	0	-0.5	Yes
5	North of Knowle Lane, Horton Heath	Fair Oak and Horton Heath	Land south of Yew Tree Cottage, Knowle Lane; Land east of Botley Road and north of Knowle Lane	7-19-C; 7-22-C	Average	0	Poor	-1	Good	1	Poor	-1	Good	1	0.5	-0.5	No
40a	Satchell Lane, Hamble	Hamble	Land west of Satchell Lane	8-5-C	Average	0	Good	1	Good	1	Very Poor	-2	Poor	-1	-0.5	-0.5	Yes
13	West of Woodhouse Lane, Hedge End	Hedge End	Land west of Woodhouse Lane	9-3-C	Average	0	Average**	0	Good	1	Very Poor	-2	Average	0	0	-1	Yes
18	North of Hedge End railway station, Hedge End	Botley	Land west of Botley Road and Winchester Road; Land north of Hedge End railway station	3-4-C (part); 3-34-C	Poor	-1	Poor	-1	Average	0	Average	0	Good	1	0.5	-1.5	No
23	North of Broad Oak, Botley	Botley	Land west of Cobbett Way; North of Broad Oak and west of Holmesland Way	3-18-C; 3-22-U;	Average	0	Poor	-1	Average	0	Average	0	Poor	-1	-0.5	-1.5	No
27	North of Blundell Lane, Bursledon	Bursledon	Land north of Blundell Lane and south of M27	4-5-C	Average	0	Good	1	Average	0	Very Poor	-2	Poor	-1	-0.5	-1.5	Yes
28	North of Bridge Road, Bursledon	Bursledon	Land north of Bridge Road	4-6-C	Average	0	Good	1	Average	0	Very Poor	-2	Poor	-1	-0.5	-1.5	Yes
36	West and east of Hamble Lane, Bursledon	Hound	Land west of Hamble Lane; Land east of Hamble Lane	10-19-C; 10-21-C	Average	0	Poor	-1	Good	1	Very Poor	-2	Good	1	0.5	-1.5	No
40b	Satchell Lane, Hamble	Hamble	Land at Hamble Petroleum Storage Depot, Satchell Lane	8-13-C	Average	0	Average / Good	0.5	Average / Good	0.5	Very Poor	-2	Poor	-1	-0.5	-1.5	Yes
11	South of Moorgreen Road, West End	West End	Land south of Moorgreen Road; Allotments south of Moorgreen Road; Land south of Moorgreen Road	11-10-C; 11-11-C; 11-12-C	Average	0	Poor	-1	Average	0	Poor	-1	Average	0	0	-2	No
1	West of Allbrook Way, Allbrook	Allbrook	Land north of Knowle Hill; Land south of Allbrook Way	1-5-C; 1-7-C	Average	0	Poor / Average	-0.5	Poor / Average	-0.5	Poor	-1	Poor	-1	-0.5	-2.5	No

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

**Excluding north east corner of site

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

Scores as reported to Council on 20th July except corrections where score had been incorrectly transposed.

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