New Forest DISTRICT COUNCIL

Local Plan Review 2016-2036
Part One: Planning Strategy

DRAFT SUSTAINABILITY APPRAISAL
Annex 1

Interim Sites Assessment

New Forest District outside the National Park

July 2016

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1. Introduction

1.1 New Forest District Council (the Council) has carried out a comprehensive sustainability appraisal of all land in the district outside of the defined towns and villages to identify all potentially suitable locations for housing development. Land in the main settlements was excluded because there are few opportunities for strategic scale housing development within built up areas, and the future housing contribution of smaller scale development within existing towns and villages is also likely to be limited.

1.2 This Annex 1 document sets out the interim or draft findings of the Sustainability Appraisal (SA) sites assessment process so far. As set out in Appendix Two of the SA Scoping Report the Council has identified ten objectives for the Local Plan Review 2016-2036 to support and achieve sustainable development. This annex provides the interim SA conclusions for each land parcel for each objective, as well as an interim overall assessment for each land parcel.

1.3 To date the appraisal has taken into account a wide range of factors such as access to facilities, landscape sensitivity and constraints such as flood risk, coastal erosion, protected habitats and industrial hazards. There is further work to do to finalise the draft assessments (see Section 3 below), and the detailed SA findings below objective level will not be published until this is completed, in time for the Submission stage public consultation.

1.4 At this stage the Sustainability Appraisal takes a neutral position on the status of land as Green Belt for the purposes of assessing whether land parcels in Green Belt are potentially sustainable locations for housing development. This is because the general status of land as Green Belt (rather than other undesignated countryside) has no direct bearing on the level of harm to the environment or landscape that might arise from its release for development. Green Belt is not designated on the basis of environmental or landscape quality or sensitivity. Therefore the SA Site Assessment records the extent to which each land parcel within the Green Belt contributes to the five purposes of Green Belt, as set out in the Green Belt Study conclusions, but does not form part of the assessment of sustainability.

1.5 The potential release of sustainable locations from Green Belt is a key question for the Initial Proposals Local Plan public consultation, which will help to establish the appropriate approach and SA weighting to be applied to the protection or release of Green Belt land. To inform the consultation Annex 2 of the Draft SA provides a strategic-level assessment of three consultation scenarios relating to the housing supply implications of the potential release for housing development of otherwise sustainable locations in Green Belt.

2. Site Appraisal process

2.1 The SA Sites Assessment has been split into a number of stages which together will capture the information needed to appraise and score each site. Some of these stages have been completed already whilst others will follow later.

Stage 1 – Defining land parcels

2.2 The Plan Area, outside defined settlements, was divided into coherent land parcels (around 600 in all) for sustainability assessment of potential for development. The boundaries were chosen based on officer judgment using a combination of natural boundaries, landscape features, environmental constraints (e.g. flood risk), and the boundaries of sites considered in previous Local Plan reviews (where applicable).

Stage 2 - Critical Criteria

2.3 Early in the process we identified 'critical criteria', or circumstances where land is unsuitable in principle for development. The Council defined the following as critical criteria:

- Environment Agency flood risk zones 2 or 3, or land which has critical drainage problems (additionally, later stages of the SA Site Assessment will incorporate Strategic Flood Risk Assessment findings on any local level flood risks). The overall aim is to steer new development to Flood Zone 1 and away from areas with a higher probability of flooding on-site or likely to cause consequential flooding elsewhere.
- Areas at risk of coastal erosion (in particular the Climate Change Management Areas that are set out in the adopted Local Plan Part 2: Sites & Development Management (2014).
- Military exclusion zones, in particular the inner and outer blast zones relating to Marchwood military port activities. They safeguard military explosives storage areas and exclusion zones in areas adjacent to a potential explosion site where restrictions are imposed.
- Health and Safety Executive exclusion zones (especially the Fawley Oil Refinery inner consultation zone and to a lesser degree the middle consultation zone, which impose restrictions on development that would be in the vicinity of major hazard installations and major hazard pipelines).
- Internationally significant ecological sites (specifically land parcels lying within or mostly within sites of international ecological interest - Special Protection Areas (SPA), Special Areas of Conservation, Ramsar sites - or within national Sites of Special Scientific Interest). Working with Natural England these have been established as especially sensitive locations for development and are therefore screened out.

2.4 Land parcels that are wholly or mostly subject to any of the above critical criteria are not assessed further. By their nature these sites are subject to risks or impacts which cannot be adequately mitigated and therefore should be avoided (see Appendix 3 *Sites failing under Stage 1 Critical Criteria*, for a full list of these sites).

Stage 3 – Call for sites

2.5 In 2015 New Forest District Council launched a 'call for sites' as part of its Local Plan Review Strategic Land Availability Assessment. During the call for sites landowners and other parties were invited to put forward land and sites which they wished to be considered for development. The call for sites provided an opportunity for land can be considered for a range of possible uses including housing. For land that was considered available, the assessment also asked promoters to indicate when development might take place (subject to the land being considered suitable and allocated in the development plan such as through the Sustainability Appraisal process). The housing potential of land not submitted in the call for sites has been assessed in exactly the same way.

Stage 4 – Desktop assessment

2.6 Planning officers carried out a desktop assessment of all the remaining land parcels not affected by critical criteria against the SA sustainability objectives (around 500 parcels assessed)**.** The ten SA objectives each have a number of **appraisal criteria** covering different aspects of the broader objective. The appraisal criteria in turn have one or more specific SA appraisal **questions** (as set out in Appendix 2 of the SA Scoping Report). Not all of the objectives, appraisal criteria or appraisal questions are relevant to site selection. Those not relevant were screened out. Those most relevant to the suitability of a site for development in principle were given more weight in making an overall judgement. These include but are not limited to:

- Accessibility and proximity to facilities and services;
- Potential for significant ecological impact;
- Scope to mitigate the impact of development including ability to provide accessible natural green space on suitable land on or adjoining the site.
- Landscape capacity and landscape sensitivity assessment based on site visits and fieldwork.

2.7 The tables in Appendix 3 *Application of the SA framework to strategic housing site selection* (below) provide a commentary for each SA objective setting out the SA appraisal questions, the basis for assessment rating, the relevance and applied weighting of individual SA criterion to strategic housing site selection and brief explanatory notes.

2.8 Appendix 5 *SA Site Assessment Interim Scores*, provides an assessment breakdown against all ten SA objectives for each land parcel. This appendix also provides an interim rating of the overall sustainability of each land parcel for potential housing development. The overall sustainability rating is based on officer judgement informed by the SA evidence giving greater weight to the SA objectives and appraisal criteria most relevant to strategic site selection. Appendix 4 provides maps showing the overall rating for each parcel of land.

Stage 5 – Landscape assessment

2.9 Council officers have undertaken a Landscape Sensitivity and Capacity Study[1] including site visits and fieldwork drawing on previous Landscape Character Assessments. This forms part of the evidence base for the identification of potential sites for new residential development in the local plan area. The aim of this study is to assess the landscape sensitivity and the capacity of the landscape to absorb development without detrimental impact, focusing in particular on edge-of-settlement locations. The assessed areas are based on landscape features and do not reflect ownership or current use. The study also provides a general indication of potential landscape enhancement or mitigation that may be required if development should come forward.

Stage 6 - **Green Belt study**[1]

2.10 The Council commissioned an independent study of land in the Green Belt in terms of whether it still meets the five purposes of Green Belt that are set out in the National Planning Policy Framework (NPPF). The study result is noted in the SA site assessment for locations in Green Belt but Green Belt status is not currently factored into the overall assessment conclusion about the potential sustainability of land for development. As part of the public consultation process the Council is consulting about releasing land for development from the Green Belt in sustainable locations.

Stage 7 – Site specific sense check

2.11 It was important that cross checks were made for existing land uses, allocations or sites with planning permission. Where existing housing allocations adjoined a site an officer judgement was made as to whether that allocation might be better considered or potentially subsumed as part of a strategic site option (as opposed to leaving it as a stand-alone allocation). Where existing uses were for residential, an officer judgement was made as to whether that use is likely to remain within the plan period to 2036. Where an existing use was judged likely to remain, the sites were screened out.

[1] Available here: www.nfdc.gov.uk/localplan2016

Stage 8 – Pre-consultation with infrastructure providers

2.12 Once the Council had completed enough of the SA site assessment to give *preliminary* results for potential sites, an informal consultation was carried out with providers on possible critical infrastructure constraints around main settlements which included correspondence with:

- Water utility companies (in relation to water supply and waste water treatment).
- Environment Agency and Hampshire County Council (with regard to capacity constraints or deficiencies in surface and/or ground water drainage)
- Electric utility companies (on whether there would be sufficient overall electricity supply, and connection issues relating to existing electricity supply)
- Gas utility companies (about the existence of mains gas connections in each area)
- Telecommunication firms (asking whether the potential sites were unlikely to have mobile coverage to the latest speeds, and likely access to fibre optic enabled connections)
- Hampshire County Council (on the likely sufficiency of primary and secondary school places)
- Highways England and HCC Highways (about the sufficiency of highway capacity to meet likely demand from proposed housing, taking into account any committed investment)
- Public transport bodies and firms (regarding the capacity on the existing bus routes to meet likely demand from proposed housing, taking into account any committed investment)
- NHS West Hampshire Clinical Commissioning Group (on whether there would be sufficient hospital, surgery and dentist capacity to meet likely demand from proposed housing, and any other healthcare needs that are likely to be necessary to make the proposed development acceptable in planning terms).

3. Future site assessment stages

3.1 Future SA assessment stages will incorporate relevant facts and evidence from public consultation feedback and confirmation of land availability.

3.2 Strategic Flood Risk Assessment findings will identify any local level flood risk, and more detailed assessments of infrastructure requirements incorporating feedback from public consultation including infrastructure providers. Open space (formal and informal) needs assessments will give an indication of whether open space requirements may affect site capacity. Additionally, the sites will be subject to a high level viability appraisal and any findings from site specific technical studies by site promoters.

Stage 9	Incorporate relevant facts and evidence from public consultation feedback
Stage 10	Land availability confirmation (if not already confirmed at Stage 3 in the call for sites process)
Stage 11	Incorporate Strategic Flood Risk Assessment findings on any local level flood risks
Stage 12	More detailed assessments of infrastructure requirements incorporating feedback from public consultation including infrastructure providers
Stage 13	Open space (formal and informal) needs assessment (open space requirements may affect site capacity)
Stage 14	Viability appraisal
Stage 15	Findings from site specific technical studies by site promoters.

Appendix 3: Application of the SA framework to strategic housing site selection

Table A3.1: Overview of the relevance and weighting of SA objectives to strategic housing site selection

SA Objectives for Local Plan Review	SA Appraisal Criteria for strategic level housing site selection. Does the site/policy/proposal:	Relevance for strategic site suitability
1. MEETING HOUSING NEEDS	**1.1** Provide sufficient housing to meet the needs of local communities?	Screened out
	1.2 Provide an appropriate range and choice of dwelling types and sizes including opportunities for self and custom build?	
	1.3 Help address the local need for affordable housing?	
	1.4 Provide a range and choice of homes accommodation for older people including supported living?	
	1.5 Enable people to continue to live independently in their homes?	
	1.6 Provide for the accommodation needs of travellers	
	1.7 Provide appropriate opportunities for rural and agricultural workers	
2. ACCESSIBLE OPPORTUNITIES, FACILITIES AND SERVICES	**2.1** Located close to a defined town or local centre?	High
	2.2 Well related to employment opportunities, or provide employment as well as housing?	Medium
	2.3 Located near community facilities?	Low
	2.4 Accessible to an infant / primary school with adequate capacity?	Medium
	2.5 Accessible to a secondary school with adequate capacity?	Low
	2.6 Well located to a main public transport route serving a higher order settlement?	High
	2.7 Well connected to facilities by footpaths and cycleways	High
	2.8 Adequately served by highways infrastructure appropriate to the form of development?	High
	2.9 Adequately served by high speed broadband?	Screened out
3. SAFE AND HEALTHY ENVIRONMENTS	**3.1** Provide safe access to the site including by foot/ cycle?	High
	3.2 Significantly affected by existing levels of pollution or a hazardous or polluting activity or installation?	High
	3.3 Protect and where possible improve air quality	Screened out
	3.4 Achieve or improve personal and public safety and security	Screened out

SA Objectives for Local Plan Review	SA Appraisal Criteria for strategic level housing site selection. Does the site/policy/proposal:	Relevance for strategic site suitability
4. A THRIVING ECONOMY	**4.1** Protect viable business uses on designated business sites and in other appropriate locations?	Screened out
	4.2 Provide and safeguard an appropriate range and choice of sites for identified business and commercial needs?	
	4.3 Protect commercial sites and premises in town and local centres in viable use or suitable to meet identified needs?	
	4.4 Support tourism opportunities and rural enterprises which are appropriate to the location and environmentally acceptable?	
	4.5 Provide or improve opportunities for further education and skills training in accessible locations?	
5. PROTECTING BIODIVERSITY AND WILDLIFE	**5.1** Have an adverse, neutral or beneficial effect on an internationally designated Natura 2000 conservation site?	High
	5.2 Have an adverse, neutral or beneficial effect on a Site of Special Scientific Interest (that is not also designated as a Natura site)?	High
	5.3 Have an adverse, neutral or beneficial effect on a Site of Importance for Nature Conservation (SINC), Ancient Woodlands, a protected species, Priority or other habitats of nature conservation value?	High
	5.4 Adequately mitigate potential recreational impacts on the New Forest SPA and SAC and/or Solent RAMSAR sites?	High
	5.5 Create, enhance or connect areas of local habitat and biodiversity value?	Screened out
6. ACCESSIBLE GREEN SPACE, COAST AND WATER BODIES	**6.1** Provide or be located near Public Open Space?	Low
	6.2 Provide or contribute to the provision of outdoor sports facilities?	Low
	6.3 Have an adverse, neutral or beneficial effect on TPO trees and protected hedgerows?	Low
	6.4 Have an adverse, neutral or beneficial effect on natural and semi natural open spaces, water bodies and networks of them?	Screened out
	6.5 Have an adverse, neutral or beneficial effect on rights of way or public foot paths providing access to the coast, water bodies or the countryside?	Low
7. PROTECTING LANDSCAPE AND TOWNSCAPE	**7.1** Affect locally important views and setting?	Medium
	7.2 Maintain clear physical and visual separation between settlements as perceived from areas within and outside them?	High
	7.3 Help secure development of high quality design appropriate to its setting and context?	Screened out

SA Objectives for Local Plan Review	SA Appraisal Criteria for strategic level housing site selection. Does the site/policy/proposal:	Relevance for strategic site suitability
	7.4 Safeguard the setting and purposes of the New Forest National Park and the setting of the Cranborne Chase AONB?	High
	7.5 Protect and where possible enhance the intrinsic character and beauty of the general countryside and coast?	High
	7.6 Conserve and/or manage important geological sites and features?	Screened out
	7.7 Have an adverse, neutral or beneficial effect on land in Green Belt that continues to serve the statutory purposes of Green Belt?	Medium
	7.8 Have an adverse, neutral or beneficial effect on identified tranquil areas and areas of identified dark night skies?	High
8. CONSERVING HERITAGE	**8.1** Have an adverse, neutral or beneficial effect on listed buildings, conservation areas, historic parks and gardens, scheduled monuments and archeological areas (including non-scheduled archaeological remains of demonstrably equivalent significance to scheduled monuments); and their settings?	Medium
	8.2 Have an adverse, neutral or beneficial effect on a non-designated heritage asset or other non-scheduled archaeological remains?	Screened out
9. SUSTAINABLE NATURAL RESOURCES	**9.1** Have an adverse, neutral or beneficial effect on higher grade agricultural land?	Low
	9.2 Have an adverse, neutral or beneficial effect on a Groundwater Source Protection Zone	High
	9.3 Have or provide sufficient waste water network and treatment capacity?	Screened out
	9.3B Include surface water management techniques that could affect the quality of any nearby open water bodies?	Screened out
	9.4 Have or provide sufficient water supply for planned growth?	Screened out
	9.5 Bring derelict, contaminated, redundant or previously developed land or buildings back into beneficial use ?	High
	9.6 Have an adverse, neutral or beneficial effect on a safeguarded mineral resource or facility?	Medium
	9.7 Encourage recycling and minimise waste generation	Screened out
10. MANAGING CLIMATE CHANGE	**10.1** Conveniently accessible by public transport, cycling and walking?	High
	10.2 Encourage energy and resource efficiency and climate change resilience in the siting, construction and adaptability of development?	Screened out
	10.3 Encourage microgeneration and renewable and community-based energy	Screened out
	10.4 At risk from flooding or coastal erosion? (taking into account climate change)	High

Table A3.2: Objective level commentary on the relevance and weighting of SA objectives to strategic housing site selection

Objective 1 - Meeting Housing Needs **Does the site/policy/proposal:**
Appraisal criterion 1A - Contribute effectively to meeting the housing needs of local communities and the housing market area(s)? *SA question 1.1: Provide sufficient housing to meet the needs of local communities?* *SA question 1.2: Provide an appropriate range and choice of dwelling types and sizes including opportunities for self and custom build?*
Not relevant to preliminary strategic housing site selection.
All sites allocated for housing would in principle contribute to meeting general housing needs in housing supply terms, but further work is required to confirm sites are suitable, available and deliverable and their potential to address affordable housing and specialist housing needs.

Objective 1 - Meeting Housing Needs **Does the site/policy/proposal:**
Appraisal criterion 1B - Provide affordable housing that meets local needs? *SA question: Help address the local need for affordable housing?*
Not relevant to preliminary strategic housing site selection.
All sites allocated for housing would in principle contribute to meeting affordable housing needs, subject to confirmation that provision would be viable. Factors likely to generate significant abnormal costs include contamination, site clearance, difficult access, and redressing major infrastructure deficits. To be updated with future viability study evidence. This criterion is more relevant for housing policies and site policies.

Objective 1 - Meeting Housing Needs **Does the site/policy/proposal:**
Appraisal criterion 1C - Provide appropriately for the special accommodation needs of the area including for an ageing population, travellers and the less mobile? *SA question 1.4: Provide a range and choice of homes accommodation for older people including supported living?* *SA question 1.5: Enable people to continue to live independently in their homes?* *SA question 1.6: Provide for the accommodation needs of travellers* *SA question 1.7: Provide appropriate opportunities for rural and agricultural workers*
Not relevant to preliminary strategic housing site selection.
All sites allocated for housing could in principle contribute to meeting specialist housing needs subject to suitability and viability. These criteria are more relevant for housing policies and site policies.

Objective 2 – Accessible opportunities, facilities and services Does the site/policy/proposal:	
Appraisal criterion 2A - Locate new development to relate well to existing settlements, service and employment centres to reduce the need to travel? *SA question 2.1: Located close to a defined town or local centre?*	
Scoring Basis:	
++	Within 400m of a defined local centre and/or 800m of a town centre
+	Within 800m of a defined local centre and/or 2km of a town centre
0	Within 800m of a defined local centre and 2-4km of a town centre
-	Within 4km of a town or local centre
- -	>4km from a town or local centre
Objectively assessed using GIS mapping (the Council Local Plan data). Linear measurement from nearest edge of local and town centres to the nearest edge of the site (town and local centre boundaries are those defined in the current adopted Local Plan). Judgement-based adjustments were made for the presence of significant barriers such as railway lines. Final criteria scores will take account of any amendments put forward (by site promoters) that may improve the score. This criterion was given high weighting in the scoring of Objective 2 – it is essential that new development is located within a reasonable distance of shops and other amenities, both to reduce the need to travel and to meet the needs of less mobile residents.	

Objective 2 – Accessible opportunities, facilities and services Does the site/policy/proposal:	
Appraisal criterion 2A - Locate new development to relate well to existing settlements, service and employment centres to reduce the need to travel? *SA question 2.2: Well related to employment opportunities, or provide employment as well as housing?*	
Scoring Basis:	
++	Significant employment will be provided as part of the development alongside housing
+	Employment site (5ha>) or town centre within 800m
0	Employment site (5ha>) or town centre within 2km
-	Employment site (5ha>) or town centre >2km
- -	Loss without replacement of a good quality employment site in active use or where is identified need or demand
Objectively assessed using GIS mapping (the Council Local Plan data). Linear measurement from nearest edge of employment sites of 5 ha. or more and/or a town centre to the nearest edge of the site (employment sites and town centre boundaries as defined in the current adopted Local Plan). Judgement-based adjustments were made for the presence of significant barriers such as railway lines. Final criteria scores will take account of any amendments put forward that may improve the score. This criterion was given medium weighting in the scoring of Objective 2 as the opportunity to work locally is a sustainability benefit but also a matter of personal choice influenced by other considerations.	

Objective 2 – Accessible opportunities, facilities and services Does the site/policy/proposal:	
Appraisal criterion 2B - Provide convenient access to leisure, community and cultural facilities? *SA question 2.3: Located near community facilities?*	
Scoring Basis:	
++	Community meeting place or library within 800m
+	Community meeting place or library within 2km
0	Community meeting place or library 2-4km
-	Community meeting place or library further than 4km
- -	Loss of a community facility in active use without compensatory provision
Objectively assessed using GIS mapping (the Council GIS data). Linear measurement from nearest edge of library site and community centre to the nearest edge of the site. Judgement-based adjustments were made for the presence of significant barriers such as railway lines. Final criteria scores will take account of any amendments put forward that may improve the score. This criterion was given low weighting in the scoring of Objective 2 as existing patterns of community facilities' provision are subject to review and budget constraints on the one hand, and on the other strategic development provides opportunities to provide new facilities	

Objective 2 – Accessible opportunities, facilities and services Does the site/policy/proposal:	
Appraisal criterion 2C Benefit from or provide access to schools and early years' child care in the local area? *SA question 2.4: Accessible to an infant / primary school with adequate capacity?*	
Scoring Basis:	
++	Scheme delivers additional primary school capacity within 800m
+	Within 800m of infant/primary school with capacity
0	Within 2km of infant/primary school with capacity
-	2-4km from infant/primary school with capacity
- -	>4km from infant/primary school with capacity, and/or new school provision required but not delivered by the scheme
Objectively assessed using GIS mapping (the Council GIS data). Linear measurement from nearest edge of school sites to the nearest edge of the site. Judgement-based adjustments were made for the presence of significant barriers such as railway lines. Final criteria scores will take account of any amendments put forward that may improve the score. This criterion was given medium weighting in the scoring of Objective 2 as parental choice influences decisions about which primary school to attend. At this stage provisional ratings are applied based on proximity only with possible ratings of +, 0, - . To be updated following ongoing consultation with Hampshire County Council about current and future school capacity.	

Objective 2 – Accessible opportunities, facilities and services Does the site/policy/proposal:	
Appraisal criterion 2C Benefit from or provide access to schools and early years' child care in the local area? *SA question 2.5: Accessible to a secondary school with adequate capacity?*	
Scoring Basis:	
++	Scheme delivers additional secondary school capacity within 2km
+	Within 2km of a secondary school with capacity
0	Within 4km of secondary school with capacity
-	>4km from secondary school with capacity
- -	New secondary school provision required but not delivered by the scheme
Objectively assessed using GIS mapping (the Council GIS data). Linear measurement from nearest edge of school sites to the nearest edge of the site. Judgement-based adjustments were made for the presence of significant barriers such as railway lines. Final criteria scores will take account of any amendments put forward that may improve the score. This criterion was given low weighting in the scoring of Objective 2 as parental choice significantly influences decisions about which secondary school to attend. At this stage provisional ratings are applied based on proximity only with possible ratings of +, 0, - . To be updated following ongoing consultation with Hampshire County Council about current and future school capacity.	

Objective 2 – Accessible opportunities, facilities and services Does the site/policy/proposal:	
Appraisal criterion 2D Benefit from, enhance or provide opportunities for access and movement by sustainable modes of transport (train, bus, bicycle, walking)? *SA question 2.6: Well located to a main public transport route serving a higher order settlement?*	
Scoring Basis:	
++	Site development would provide or extend a main bus route to serve the site
+	The site would be within 400m of main bus route or within 800m of train station
0	Within 800m of main bus route or within 1.5km of train station
-	More than 800m from a main bus route or 1.5km from a train station
- -	More than 2km from a main bus route or 4km from a train station
Main bus routes (e.g . an hourly 7 day service connecting to a town or city) and train stations are a snapshot in time and may change during the course of Local Plan production. Objectively assessed using GIS mapping (the Council GIS data). Linear measurement from nearest edge of the site to the nearest bus route or train station. Judgement-based adjustments were made for the presence of significant barriers such as railway lines. Final criteria scores will take account of any amendments put forward that may improve the score. This criterion was given high weighting in the scoring of Objective 2. Scope exists for sites to improve their rating by appropriate provision or mitigation.	

Objective 2 – Accessible opportunities, facilities and services Does the site/policy/proposal:	
Appraisal criterion 2D Benefit from, enhance or provide opportunities for access and movement by sustainable modes of transport (train, bus, bicycle, walking)? *SA question 2.7 Well connected to facilities by footpaths and cycleways?*	
Scoring Basis:	
++	Provides enhanced local connectivity to facilities by provision of new surfaced foot and cycle ways
+	Is well connected to facilities by existing surfaced footpaths and cycle routes
0	Has a surfaced footpath connection
-	Has an unsurfaced footpath requiring offsite enhancement
- -	Has no or limited connections to facilities by footpaths and cycle routes and limited scope to provide them
Officer judgement assigned to each site – assessing the existence and condition of footpaths using the Council Ordnance Survey data, aerial photography and Google Street View. This criterion was given high weighting in the scoring of Objective 2. Scope for sites to improve their rating by appropriate provision and mitigation.	

Objective 2 – Accessible opportunities, facilities and services Does the site/policy/proposal:	
Appraisal criterion 2E Provide a suitable connection to the road network (and advisory lorry network for employment use) for the proposed use? *SA question 2.8: Adequately served by highways infrastructure appropriate to the form of development?*	
Scoring Basis:	
++	The wider highways network would be significantly enhanced by the development (and/or by related highways mitigation to achieve sufficient capacity).
+	The local road network would be enhanced by the development (and/or by related highways mitigation to achieve sufficient capacity).
0	There is adequate existing highways infrastructure capacity to accommodate the development without significant offsite works.
-	Offsite highways infrastructure improvements are required and are unlikely to significantly affect the delivery or viability of the development, but have no wider benefits
- -	Substantial improvements to the highways network will be required which are likely to either significantly delay development and/or adversely affect the area.
Initial assessment based on high level transport modelling of the strategic road network with possible scores of 0, - or - -.. To be updated with HCC consultation feedback and any site based transport assessments. Local Plan transport and viability assessment and (where provided) site promoter transport assessments will inform final SA judgements. This criterion was given high weighting in the scoring of Objective 2. There is scope for sites to improve rating by provision or mitigation that meets the CIL tests of necessity and is viable to implement.	

Objective 2 – Accessible opportunities, facilities and services Does the site/policy/proposal:	
Appraisal criterion 2F Provide for or improve access using mobile or high speed broadband devices? *SA question 2.9: Adequately served by high speed broadband?*	
Not relevant to preliminary strategic housing site selection.	
The recent agreement by BT Openreach to provide fibre broadband for free to developments of 100+ dwellings means that all strategic sites have te potential to meet this SA objective so it is screened out for preliminary site selection. Openreach recommends developers inform them of a sites' broadband need at the land purchase stage (and at least 9 months before first occupancy)..	

Objective 3 – Safe and Healthy environments Does the site/policy/proposal:	
Appraisal criterion 3A Provide for safe movement and safe access by vehicle and for cyclists and pedestrians, especially the young and less mobile? *SA question 3.1 Provide safe access to the site including by foot / cycle?*	
Scoring Basis:	
++	Development would provide safe vehicular access and significantly enhance wider pedestrian and cycle routes
+	Development would provide safe vehicular access and improve local pedestrian or cycle access
?+	INTERIM Appears to have or be able to provide safe and suitable site access
0	The site is adequately served by existing pedestrian and cycle access
?-	INTERIM Requires offsite mitigation to achieve safe site access
-	Safe vehicular access, but lacking suitable provision for access by for or on cycle
- -	Safe vehicular, pedestrian and cycle access cannot be achieved
Interim assessment based on officer judgement assessing the existence and condition of access points using the Council Ordnance Survey data, aerial photography and Google Street View. This criterion was given high weighting in the scoring of Objective 3. Scope for sites to change category by masterplanning provision or mitigation. Site promoter transport assessments and access proposals (where received) and consultation with HCC as Highways Authority will inform final SA judgements.	

Objective 3 – Safe and Healthy environments Does the site/policy/proposal:	
Appraisal criterion 3B Ensure that potentially hazardous activities are appropriately located and managed, and to avoid locating sensitive uses where they would be adversely affected by safety hazards or pollution? *SA question 3.2: Significantly affected by existing levels of pollution or a hazardous or polluting activity or installation?*	
Scoring Basis:	
++	Development would remove or reduce to acceptable levels a significant health or safety hazard, without compromising a business use or infrastructure of strategic significance
+	Site unaffected by safety or pollution hazards
0	Safety or pollution hazards that can be borne or mitigated without constraining development
-	Site affected by safety or pollution hazards that will limit or constrain development despite mitigation
- -	Site affected by safety or pollution hazards that rule out housing development
Part factual / part officer judgement, assessment based on the presence of HSE and MoD blast zones, gas and oil pipelines, overhead pylons, activities generating significant noise/light/odour/air pollution including Air Quality Management Areas (AQMAs), dust, and potentially contaminated land or water bodies. This criterion was given high weighting in the scoring of Objective 3. Issues affecting a site will be noted to inform consideration of potential mitigation (where possible).	

Objective 3 – Safe and Healthy environments Does the site/policy/proposal:
Appraisal criterion 3C Protect and where possible improve air quality *SA question 3.3: Protect and where possible improve air quality.*
Not relevant to preliminary strategic housing site selection.
Relevant for site policy and implementation but not for strategic housing site selection stage.

Objective 3 – Safe and Healthy environments Does the site/policy/proposal:
Appraisal criterion 3D Promote and contribute to personal safety and security in developments and in the public realm to help reduce crime and the fear of crime? *Criterion 3.4: Achieve or improve personal and public safety and security.*
Not relevant to preliminary strategic housing site selection.
Relevant for site policy and implementation but not for strategic housing site selection stage.

Objective 4 – A Thriving Economy Does the site/policy/proposal:	
Appraisal criterion 4A Support businesses to start, grow and adapt to serve local markets and target wider opportunities. *SA question 4.1: Protect viable business uses on designated business sites and in other appropriate locations?*	
Scoring Basis:	
++	Enhances a business use in an appropriate location
+	Retains a viable business in an appropriate location
0	No effect or not relevant
-	Relocation of a viable business without enhancement
- -	Loss of a viable business in an appropriate location
Will not be applicable at strategic site selections stage for green field locations except where development would appear to result in the loss of a viable business - each site checked by officer judgement. Loss of an apparently viable business would result in a low score for the site.	

Objective 4 – A Thriving Economy Does the site/policy/proposal:
Appraisal criterion 4B Support the vitality and viability of town, district and service centres? *SA question 4.3: Protect commercial sites and premises in town and local centres in viable use or suitable to meet identified needs?*
Not relevant to preliminary strategic housing site selection.
Not applicable at strategic site selection stage (all green field locations).

Objective 5 – Protecting Biodiversity and Wildlife Does the site/policy/proposal:	
Appraisal criterion 5A Protect and where possible enhance biodiversity and designated nature conservation sites (international, national and local), Ancient Woodlands and Priority Habitats and Species? *Criterion 5.1: Have an adverse, neutral or beneficial effect on an internationally designated Natura 2000 conservation site?*	
Scoring Basis:	
++	Site is >2km from a Natura site
+	Site is >800m from a Natura site
0	Site is 400-800m from a Natura site
-	Site is within 400m of a Natura 2000 site
- -	Site is a Natura 2000 site in whole or part, or is within 400m of the New Forest SPA/SAC.
Objectively assessed using GIS mapping (the Council GIS data). Linear measurement from nearest edge of the site to the nearest edge of any Natura 2000 site with comments added if appropriate, taking into account any strong barriers like railway lines or rivers, or whether the area between the site and Natura site is already developed or includes significant barriers to access. (i.e. would reduce the access to recreation areas in the Natura 2000 sites). This criterion was given high weighting in the scoring of Objective 5. Following discussions with Natural England housing development is judged unsustainable on sites or parts of sites within 400m of the New Forest SPA and SAC (although we make allowance if there are significant existing built up areas within the 400m buffer between the land parcel and the SPA / SAC area). 400m is a general housing exclusion zone applied to the Thames Basin Heaths and Dorset Heaths to help manage pet predation risks to ground nesting birds. Land within 400m may be suitable for recreational mitigation or open space subject to masterplaning.	

Objective 5 – Protecting Biodiversity and Wildlife Does the site/policy/proposal:	
Appraisal criterion 5A Protect and where possible enhance biodiversity and designated nature conservation sites (international, national and local), Ancient Woodlands and Priority Habitats and Species? *SA question 5.2 Have an adverse, neutral or beneficial effect on a Site of Special Scientific Interest (that is not also designated as a Natura site)?*	
Scoring Basis:	
++	Site is >800m from a SSSI that is not a Natura site
+	Site is 400-800m from a SSSI that is not a Natura site
0	The site is within 400m of an SSSI that is not a Natura site
-	The site is within 50m of an SSSI that is not a Natura site
- -	The site is an SSSI in whole or part (and not a Natura site)
Objectively assessed using GIS mapping (the Council GIS data). Linear measurement from nearest edge of the site to the nearest edge of a SSSI site with comments added if appropriate, taking into account any strong barriers like railway lines or rivers, or whether the area between the site and the SSSI is already developed or includes significant barriers to access. (i.e. would reduce the access to recreation areas in the SSSI). Where the SSSI is not a Natura 2000 site, Natural England's *Impact Risk Zones* will be used to help identify potential threats to the SSSI site. This criterion was given high weighting in the scoring of Objective 5.	

Objective 5 – Protecting Biodiversity and Wildlife Does the site/policy/proposal:	
Appraisal criterion 5A Protect and where possible enhance biodiversity and designated nature conservation sites (international, national and local), Ancient Woodlands and Priority Habitats and Species? *SA question 5.3: Have an adverse, neutral or beneficial effect on a Site of Importance for Nature Conservation (SINC), Ancient Woodlands, protected species, Priority or other habitats of nature conservation value?*	
Scoring Basis:	
++	Development design would protect or enhance a SINC or Ancient Woodland and/or or fully safeguard protected species onsite
+	Development design would protect or enhance non-designated areas or features of habitat/ nature conservation value
0	Not applicable or no/neutral impact
?-	INTERIM potentially adverse impact unless mitigated (possible scope for enhancement at site design stage)
-	Development would harm non-designated areas or features of habitat/ nature conservation value
- -	Development would adversely impact on a SINC, Ancient Woodland or protected species
Part factual / part officer judgement, based on an assessment of each site for the presence of SINCs (using GIS mapping: the Council / Hampshire HBIC GIS data). Hampshire Biodiversity Information Centre Priority Habitat Mapping work identifies other potential areas. Non-SINC features considered include areas of woodland, hedgerows, water courses and ponds. This criterion was given high weighting in the scoring of Objective 5. Possible enhancement could include joining up areas of habitat - are there priority habitats/SINCs immediately adjacent to the site which presents opportunities to enhance, as part of development? Where impacts are uncertain an interim assessment was made for review as site policies and masterplan are prepared. There is scope to improve rating by effective site masterplanning.	

Objective 5 – Protecting Biodiversity and Wildlife Does the site/policy/proposal:	
Appraisal criterion 5B Avoid, limit or mitigate recreational or other pressures on designated Natura 2000 sites? *SA question 5.4: Adequately mitigate potential recreational impacts on the New Forest SPA and SAC and/or Solent Ramsar sites?*	
Scoring Basis:	
++	Site includes recreational mitigation on or adjoining the site significantly above the required standard.
+	Site includes full provision to the required standard to mitigate recreational impacts on or adjoining the site
?+	INTERIM site appears capable of sufficient onsite mitigation
0	Site includes contractually confirmed offsite mitigation to the required standard and in an appropriate location relative to the site
?-	INTERIM site does not appear capable of sufficient onsite mitigation
-	Mitigation measures provided are below the required standard (in terms of location, quantity or quality)
- -	No confirmed mitigation measures in place
Part factual / part officer judgement, based on an assessment of each site. This is an interim assessment pending confirmation of an appropriate mitigation approach with Natural England based on two possible interim scores: ?+ site appears capable of sufficient mitigation at current standard of 8 ha. per 1000 population (allowing 2.5 ha per 100 homes for mitigation and open space) ?- site appears unlikely to provide sufficient onsite mitigation at current standard of 8 ha. per 1000 population (allowing 2.5 ha per 100 homes for mitigation and open space) that the interim assessment standard requires a land area of at least 5ha (for urban edge sites) and more typically 6.5ha (for more rural and village ede sites). Mitigation land must under the control of the site promoter, on-ste or in the immediate vicinity and open in nature (i.e. wooded land is not suitable, and if the majority is woodland then it is deemed that it will to stay in situ and therefore no open land is available for mitigation. This criterion was given high weighting in the scoring of Objective 5. Scope to improve ratings through site design, this will be considered further at site policy / masterplan stage.	

Objective 5 - Protecting Biodiversity and Wildlife Does the site/policy/proposal:
Appraisal criterion 5C Maintain and enhance biodiversity and provide opportunities to create or join up habitats? *SA question 5.5: Create, enhance or connect areas of local habitat and biodiversity value?*
Not relevant to preliminary strategic housing site selection.
Relevant for site policy and implementation but not for site selection - to be appraised at site policy / masterplan stage.

Objective 6 – Accessible Green Space, Coast and Water Bodies Does the site/policy/proposal:	
Appraisal criterion 6A Protect open space and ensure development benefits from and/or provides sufficient outdoor play facilities and public open space for informal recreation? *SA question 6.1: Provide or be located near Public Open Space (POS)?*	
Scoring Basis:	
++	Scope for provision of POS to the policy standard including 0.25 ha+ onsite informal open space in an area of open space deficiency
+	Scope for provision of POS to the policy standard including of 0.25 ha+ of onsite informal open space where the nearest POS is >400m
0	No scope for provision of POS on site but existing informal POS provision of at least 0.25 ha within 400m.
-	No scope for provision of POS on site but existing informal POS provision of at least 0.25 ha within 800m.
- -	Loss of accessible public open space without alternative provision
Objective interim assessment of compliance to policy standard based on whether there is likely to be 2.5 ha of land per 100 units available for Green Infrastructure, public open space and mitigation . Final SA site score will be based on updated the Council open space deficiency mapping, building on existing assessments and *Fields in Trust* provision standards. This criterion was given low weighting in the scoring of Objective 6 as we assume suitable provision will be required by policy and can be delivered as part of the site development. Scope to improve SA score through site design.	

Objective 6 – Accessible Green Space, Coast and Water Bodies Does the site/policy/proposal:	
Appraisal criterion 6B Protect outdoor sports facilities and ensure development benefits from and/or provides sufficient local opportunities for outdoor sports *SA question 6.2: Provide or contribute to the provision of outdoor sports facilities?*	
Scoring Basis:	
++	Onsite provision of outdoor sports facilities fully meeting identified needs
+	Needs met by some onsite provision of outdoor sports facilities together with existing provision within 1200m
?+	INTERIM Scope to meet formal open space needs
0	Adequate existing provision within 1200m
?-	INTERIM Unlikely to meet formal open space needs onsite
-	Offsite contribution to help meet identified formal open space needs
- -	No contribution for formal open space
Objective interim assessment based on whether there is likely to be 2.5 ha of land per 100 units available for GI POS and mitigation. If there is a baseline excess of formal open space provision, additional housing and reduced open space may be possible. The 1200m distance is based on *Fields in Trust* guidance. Requires assessment of baseline level of provision to establish any net additional requirement for onsite provision. This criterion was given low weighting in the scoring of Objective 6.	

Objective 6 – Accessible Green Space, Coast and Water Bodies Does the site/policy/proposal:	
Appraisal criterion 6C Protect and where possible enhance natural and semi natural open spaces, water bodies and features of green infrastructure value. *SA question 6.3: Have an adverse, neutral or beneficial effect on TPO trees and protected hedgerows?*	
Scoring Basis:	
++	GI value of TPO trees and protected hedgerows enhanced e.g. by the site masterplan
+	TPO trees and protected hedgerows safeguarded
0	Not applicable or no/neutral effect
?-	INTERIM TPO trees/protected hedgerows present, potential for harm but scope for enhancement at masterplan stage
-	Loss of TPO trees and/or hedgerows offset by mitigation
- -	Unmitigated loss of TPO trees and/or protected hedgerows
Objective interim site appraisal based on the presence of features of Green Infrastructure value – which are noted for future detailed assessment at masterplan stage. Greenfield sites may contain features that should be retained for their future Green Infrastructure value. This criterion was given low weighting in the scoring of Objective 6. At interim stage possible scores are '0' or '?'. Scope to improve SA score through site design.	

Objective 6 – Accessible Green Space, Coast and Water Bodies Does the site/policy/proposal:
Appraisal criterion 6C Protect and where possible enhance natural and semi natural open spaces, water bodies and features of green infrastructure value. *SA question 6.4: Have an adverse, neutral or beneficial effect on natural and semi natural open spaces, water bodies and networks of them?*
Not relevant to preliminary strategic housing site selection.
Relevant at site policy and implementation stage.

Objective 6 – Accessible Green Space, Coast and Water Bodies Does the site/policy/proposal:	
Appraisal criterion 6D Enable public enjoyment of the countryside, coast and water bodies within environmental constraints? *SA question 6.5: Have an adverse, neutral or beneficial effect on rights of way (PROW) or public foot paths providing access to the coast, water bodies or the countryside?*	
Scoring Basis:	
++	Access to the coast, waterways or countryside enhanced e.g. by the site masterplan
+	Access to the coast, waterways or countryside safeguarded
0	Not applicable or no/neutral effect
?-	INTERIM: PROWs/footpaths present, potential for harm but scope for enhancement at masterplan stage
-	Reduced access to the coast, waterways or countryside offset by mitigation
- -	Unmitigated loss of access to the coast, waterways or countryside
At interim stage possible scores are '0' or '?' based on and noting the presence of footpaths for future detailed assessment at masterplan and site policy stage. GIS data used on existing HCC Rights of Way, bridleways, byways and other footpaths. Sites may have footpaths and Public Rights of Way (PROW) that should be retained and where possible enhanced for their future amenity, access and mitigation value This criterion was given low weighting in the scoring of Objective 6 as we assume appropriate arrangements can be secured at masterplan stage to remove or mitigate the potential for loss or harm from site development.	

Objective 7 – Protecting Townscape and Landscape Does the site/policy/proposal:	
Appraisal criterion 7A Maintain and where possible enhance local distinctiveness, townscape and the public realm? *SA question 7.1: Would residential development have a potentially adverse, neutral or positive impact on locally important views, setting or identified features?*	
Scoring Basis:	
++	Significant positive impact on views and/or setting
+	Positive impact on views and/or setting
?+	INTERIM Potential for positive impact on views and/or setting
0	Low or no impact
?-	INTERIM Potential for harmful impact unless mitigated
-	Harmful impact on views and/or setting
- -	Loss of or significant harm to an important view or setting
Settlement edges and areas of emerging potential for housing were assessed through site visits, GIS and online photography alongside preparation of a *Landscape Sensitivity and Capacity Study* by the Councils Landscape officer. Elsewhere an interim assessment of ?+ or ?- was made by officers using existing landscape assessments, Google aerial photography, Street View and Bing Maps to assess the use and character of land and the extent to which potential development would be visually prominent or erode important views or settings. This criterion was given medium weighting in the scoring of Objective 7. Scope for sites to change category by master planning or mitigation.	

Objective 7 – Protecting Townscape and Landscape Does the site/policy/proposal:	
Appraisal criterion 7A Maintain and where possible enhance local distinctiveness, townscape and the public realm? *SA question 7.2: Would residential development conserve and enhance the intrinsic and landscape / townscape / seascape character of the locality?*	
Scoring Basis:	
++	Enhances the sense of physical and visual separation
+	Maintains the sense of physical and visual separation
?+	INTERIM Likely to maintain the sense of physical and visual separation
0	INTERIM Impact not significant or not applicable
?-	Likely to significantly diminish the sense of physical and visual separation
-	Significantly diminishes the sense of physical and visual separation
- -	Proposal physically merges neighbouring settlements
Settlement edges and areas of emerging potential for housing were assessed through site visits, GIS and online photography alongside preparation of a *Landscape Sensitivity and Capacity Study* by the Councils Landscape officer. Elsewhere an interim assessment of ?+ or ?- was made by officers using Google aerial photography, Street View and Bing Maps to assess the extent to which potential development would be visually prominent or erode important settlement gaps. Full assessment requires masterplanning information and there is scope for sites to change rating by good design and/or mitigation - site promoter assessments and solutions (where received) to inform final SA judgements.	

Objective 7 – Protecting Townscape and Landscape Does the site/policy/proposal:
Appraisal criterion 7A Maintain and where possible enhance local distinctiveness, townscape and the public realm? *SA question 7.3: Help secure development of high quality design appropriate to its setting and context?*
Not relevant to preliminary strategic housing site selection.
Relevant at site policy and implementation stage.

Objective 7 – Protecting Townscape and Landscape Does the site/policy/proposal:	
Appraisal criterion 7B Safeguard the setting and purposes of the New Forest National Park and the setting of the Cranborne Chase AONB? *SA question 7.4: Safeguard the setting and purposes of the New Forest National Park and the setting of the Cranborne Chase AONB?*	
Scoring Basis:	
++	Significant positive impact on the setting of the National Park or landscape character of the AONB.
+	Positive impact on the setting of the National Park or landscape character of the AONB.
?+	INTERIM Likely or potential positive impact
0	No or neutral impact or not applicable
?-	INTERIM Likely harm (unless effectively mitigated)
-	Harm to the setting of the National Park or the landscape character of the AONB acceptably mitigated
- -	Harm to the setting of the National Park or the landscape character of the AONB that it is not possible to adequately mitigate.
Direct site visits and officer judgement by the Councils Landscape Architect was assigned to the strategic sites via a *Landscape Sensitivity and Capacity Study*, to enable an initial assessment. This criterion was given high weighting in the scoring of Objective 7. For non-strategic sites, an Interim assessment is based on visual extent of gap infill and the use and ground cover of land being assessed using Google Street View and Bing Maps. Full assessment requires masterplanning information. There is scope for sites to change criteria scoring by good design and/or mitigation - site promoter assessments and solutions (where received) to inform final SA judgements. Further consultation with NFNPA and AONB Management Board will be required where necessary.	

Objective 7 – Protecting Townscape and Landscape Does the site/policy/proposal:	
Appraisal criterion 7C Protect and where possible enhance the intrinsic character and beauty of the general countryside and coast? *SA question 7.5 Protect and where possible enhance the intrinsic character and beauty of the general countryside and coast?*	
Scoring Basis:	
++	Landscape improvement to an area of low value or degraded landscape visible from a wider area
+	Landscape improvement to an area of low value or degraded landscape not visible from a wide area
?+	INTERIM Likely or potential positive impact
0	No or neutral impact or not applicable
?-	INTERIM Likely harm (unless effectively mitigated)
-	Harm to a site or area of high landscape value acceptably mitigated
- -	Loss of or harm to an area of high landscape value that it is not possible to adequately mitigate.
Settlement edges and areas of emerging potential for housing were assessed through site visits, GIS and online photography alongside preparation of a *Landscape Sensitivity and Capacity Study* by the Councils Landscape officer. Elsewhere an interim assessment of ?+ or ?- was made by officers using existing landscape assessments, Google aerial photography, Street View and Bing Maps to assess the use and character of land and the landscape. Full assessment requires masterplanning information. There is scope for sites to change rating by good design and/or mitigation - site promoter assessments and solutions (where received) to inform final SA judgements.	

Objective 7 – Protecting Townscape and Landscape Does the site/policy/proposal:
Appraisal criterion 7D Conserve and/or manage important geological sites and features? *SA question 7.6: Conserve and/or manage important geological sites and features?*
Not relevant to preliminary strategic housing site selection.
Relevant for site policy and implementation but not for site selection.

Objective 7 – Protecting Townscape and Landscape Does the site/policy/proposal:	
Appraisal criterion 7E Protect and where possible enhance the beneficial use of land that meets the statutory purposes of Green Belt? *SA question 7.7: Have an adverse, neutral or beneficial effect on land in Green Belt that continues to serve the statutory purposes of Green Belt?*	
Scoring Basis:	
++	Significantly enhances Green Belt land to better meet the purposes of Green Belt
+	Moderately enhances Green Belt land to better meet the purposes of Green Belt
0	Not applicable or affects Green Belt land that weakly meets the purposes of Green Belt
-	Potential loss of Green Belt land that moderately meets the purposes of Green Belt
- -	Potential loss of Green Belt land that strongly meets the purposes of Green Belt
The independent Green Belt study was used to provide an objective appraisal as to what extent each site within the Green Belt contributes to the five purposes of Green Belt as set out in paragraph 80 of the National Planning Policy Framework (NPPF). The results are noted but not factored into the SA ratings at this stage, whilst we consult on the potential release of Green Belt land for development in otherwise sustainable locations. Annex 3 provides a separate sustainability appraisal of broad scenarios for the protection or use of some Green Belt land.	

Objective 7 – Protecting Townscape and Landscape Does the site/policy/proposal:	
Appraisal criterion 7F Protect identified tranquil areas and areas of dark night skies? *SA question 7.8 Have an adverse, neutral or beneficial effect on identified tranquil areas and areas of identified dark night skies?*	
Scoring Basis:	
++	Development would remove or substantially reduce a significant noise or light disturbance affecting in an identified tranquil area or area of dark skies respectively
+	Development would reduce to a less harmful level existing noise or light pollution in an identified tranquil area or area of dark skies respectively
?+	INTERIM Scope for existing noise/light impact reduction in a tranquil/dark skies area
0	No impact or not relevant
?-	INTERIM Site is in a tranquil/dark skies area and impact may be harmful
-	Development would introduce noise or light disturbance in an identified tranquil area or area of dark skies, acceptably mitigated
- -	Development would introduce significant noise or light disturbance in an identified tranquil area or area of dark skies that it is not possible to adequately mitigate
Mostly objectively assessed using mapping data from New Forest National Park Authority and the Council for the Protection of Rural England (CPRE) with some officer judgment applied in relation to other possible light disturbance. Tranquil areas are as defined by either or both of the CPRE map of tranquil areas and mapping work of tranquil areas by the New Forest National Park Authority. As there are no internationally or nationally designated dark sky areas in the NDFC Plan Area (the AONB is currently applying for Dark Sky status) the Council used tranquillity areas only but also considered possible light disturbance within them. This criterion was given high weighting in the scoring of Objective 7. Site based ratings could be improve with appropriate design or mitigation	

Objective 8 – Conserving Heritage Does the site/policy/proposal:	
Appraisal criterion 8A Conserve, manage and enhance historic buildings, sites, features, places, areas and landscapes, and where appropriate improve public access to them? *SA question 8.1: Have an adverse, neutral or beneficial effect on listed buildings, conservation areas, historic parks and gardens, scheduled monuments and archaeological areas (including non-scheduled archaeological remains of demonstrably equivalent significance to scheduled monuments); and their settings?*	
Scoring Basis:	
++	Protect or safeguard a designated heritage asset identified to be at risk
+	Enhance a designated heritage asset or appropriate public access to it
0	No impact or not relevant
?-	INTERIM May adversely affect a designated heritage asset unless mitigated
-	Harm to a designated heritage asset acceptably mitigated
- -	Significant harm to or loss of a designated heritage asset that it is not possible to adequately mitigate.
Interim assessment with possible ratings of '0' or '? Based on officer judgement and the presence of known Heritage Assets (listed buildings, conservation areas, historic parks and gardens, scheduled monuments and archaeological areas, including non-scheduled archaeological remains of demonstrably equivalent significance to scheduled monuments). This criterion was given medium weighting in the scoring of Objective 8. Full assessment requires masterplanning information. Scope for sites to change category by good design and/or mitigation.	

Objective 8 – Conserving Heritage Does the site/policy/proposal:
Appraisal criterion 8A Conserve, manage and enhance historic buildings, sites, features, places, areas and landscapes, and where appropriate improve public access to them? *SA question 8.2 Have an adverse, neutral or beneficial effect on a non-designated heritage asset or other non-scheduled archaeological remains?*
Not relevant to preliminary strategic housing site selection.
Relevant for site policy and implementation but not for site selection.

Objective 9 – Sustainable Natural Resources Does the site/policy/proposal:	
Appraisal criterion 9A Protect soil quality and the best and most versatile agricultural land? *SA question 9.1 Have an adverse, neutral or beneficial effect on higher grade agricultural land?*	
Scoring Basis:	
++	Restores grade 1-2 land to beneficial agricultural use
+	Restores grade 3a-3b land to beneficial agricultural use
0	Loss of lower quality agricultural land (Grades 4, or 5)
-	Loss of medium quality agricultural land (Grades 3a or 3b)
- -	Loss of high quality agricultural land (Grades 1 or 2)
Objective interim assessment based on which grade of agricultural land the site covers. This criterion was given low weighting in the scoring of Objective 9. Possible scores at interim assessment are '0', '-' or '--'. But scores of '+' or '++' may be possible by offsite mitigation which bring about an improvement in the grade of adjacent agricultural land. This criterion was given low weighting in the scoring of Objective 9.	

Objective 9 – Sustainable Natural Resources Does the site/policy/proposal:	
Appraisal criterion 9B Ensure sufficient water supply, protect water sources and water bodies, and maintain and where possible enhance water quality and water use efficiency? *SA question 9.2 Have an adverse, neutral or beneficial effect on a Groundwater Source Protection Zone?*	
Scoring Basis:	
++	Removes or significantly reduces a pollution risk use in groundwater SPZ1
+	Removes or significantly reduces a pollution risk use in groundwater SPZ2
0	Sites is not in SPZ 1 or 2
-	Site is all or mainly in groundwater SPZ2
- -	Site is all or mainly in groundwater SPZ1
Objective interim assessment based on the presence of Environment Agency *Groundwater Source Protection Zones* using Environment Agency derived mapping. Source Protection Zones (SPZs) have been defined for groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The mapping denotes three main zones (inner, outer and total catchment). For initial site assessment possible scores are '0', '-' and '--'. Scores of '+' and '++' require the presence of actual or potential pollution risk and steps to reduce or remove it confirmed by masterplanning and related technical work with site promoters and statutory bodies. This criterion was given high weighting in the scoring of Objective 9.	

Objective 9 – Sustainable Natural Resources **Does the site/policy/proposal:**
Appraisal criterion 9B Ensure sufficient water supply, protect water sources and water bodies, and maintain and where possible enhance water quality and water use efficiency? *SA question 9.3 Have or provide sufficient waste water network and treatment capacity?*
Not relevant to preliminary strategic housing site selection.
This is currently not scored in the SA Sites Assessment**.** As an interim position we assume these matters are capable of satisfactory resolution pending further work through ongoing consultation with Hampshire County Council, Natural England, Environment Agency and the water companies.

Objective 9 – Sustainable Natural Resources **Does the site/policy/proposal:**
Appraisal criterion 9B Ensure sufficient water supply, protect water sources and water bodies, and maintain and where possible enhance water quality and water use efficiency? *SA question 9.3B Include surface water management techniques that could affect the quality of any nearby open water bodies?*
Not relevant to preliminary strategic housing site selection.
Relevant for site policy and implementation but not for site selection.

Objective 9 – Sustainable Natural Resources **Does the site/policy/proposal:**
Appraisal criterion 9B Ensure sufficient water supply, protect water sources and water bodies, and maintain and where possible enhance water quality and water use efficiency? *SA question 9.4 Have or provide sufficient water supply for planned growth?*
Not relevant to preliminary strategic housing site selection.
Relevant for site policy and implementation but not for site selection. There is ongoing consultation with Environment Agency and the water companies on this matter.

Objective 9 – Sustainable Natural Resources **Does the site/policy/proposal:**	
Appraisal criterion 9C Encourage the beneficial re-use of previously developed land, redundant buildings and the restoration of contaminated or degraded land? *SA question 9.5 Bring derelict, contaminated, redundant or previously developed land or buildings back into beneficial use?*	
Scoring Basis:	
++	Restores contaminated land to beneficial use
+	Restores or reuses previously developed land or redundant buildings
0	Not applicable
-	Contamination is a development risk unless remediated
- -	Development poses an unacceptable risk of releasing contained contamination
Objective interim assessment based on Environmental Health land contamination records. Where risks are identified Environmental Health advice will be considered regarding scope for viable risk containment or land restoration. A full assessment will require details of proposed development and land survey by site promoters. Scope for sites to change category by remediation and/or mitigation. This criterion was given high weighting in the scoring of Objective 9.	

Objective 9 – Sustainable Natural Resources Does the site/policy/proposal:	
Appraisal criterion 9D Enable the sustainable extraction of safeguarded and workable mineral resources? *SA question* 9.6 Have an adverse, neutral or beneficial effect on a safeguarded mineral resource or facility?	
Scoring Basis:	
++	Enables the extraction of a safeguarded mineral resource in a viable and appropriate location for extraction
+	Protects the future extraction of a safeguarded mineral resource in a location appropriate for extraction
0	No effect, not relevant or minerals not workable
-	Jeopardises or complicates the extraction of safeguarded minerals in a location appropriate for extraction
- -	Curtails or sterilises the extraction of a safeguarded mineral resource in a viable and appropriate location for extraction
Resource potential assessed using Hampshire County Council Minerals Safeguarding areas to be supplemented by site promoter mineral surveys where appropriate. Suitability for extraction based on evidence of active working on or adjacent to the site or site acquisition for mineral working, in consultation with HCC. Officer judgement whether the working of the site is likely to be significantly harmful to the environment, public safety or residential amenity (including HGV access). This criterion was given medium weighting in the scoring of Objective 9. Informed by pre-consultation with HCC.	

Objective 10 – Managing Climate Change Does the site/policy/proposal:	
Appraisal criterion 10A Locate development to help limit the emission of greenhouse gases by minimising the need to travel by private vehicle? *SA question 10.1 Reduce the need to travel by being conveniently accessible by public transport, cycling and walking?*	
Scoring Basis:	
++	Combined score +5 to +8 for access to facilities and by sustainable transport modes (criteria 2A and 2D)
+	Combined score +2 to 4+ for access to facilities and by sustainable transport modes (criteria 2A and 2D)
0	Combined score -1 to +1 for access to facilities and by sustainable transport modes (criteria 2A and 2D)
-	Combined score -4 to -2 for access to facilities and by sustainable transport modes (criteria 2A and 2D)
- -	Combined score -8 to -5 for access to facilities and by sustainable transport modes (criteria 2A and 2D)
Assessment by combining the ratings for criteria 2A and 2D as a proxy for minimising the need to travel by private car. The four SA questions (2.1 and 2.2 / 2.6 and 2.7) give a scoring range of '8+' to '8-'. This criterion was given high weighting in the scoring of Objective 10.	

Objective 10 – Managing Climate Change Does the site/policy/proposal:
Appraisal criterion 10B Encourage energy and resource efficiency and climate change resilience in the siting, construction and adaptability of development? *SA question 10.2 Encourage energy and resource efficiency and climate change resilience in the siting, construction and adaptability of development?*
Not relevant to preliminary strategic housing site selection.
Relevant for site policy and implementation but not for site selection.

Objective 10 – Managing Climate Change Does the site/policy/proposal:
Appraisal criterion 10C Encourage microgeneration and renewable and community-based energy projects in environmentally and visually appropriate locations? *SA question 10.3: Encourage microgeneration and renewable and community-based energy projects in environmentally and visually appropriate locations?*
Not relevant to preliminary strategic housing site selection.
Relevant for site policy and implementation but not for site selection.

Objective 10 – Managing Climate Change Does the site/policy/proposal:	
Appraisal criterion 10D Avoid, reduce or manage the risk to people and property from flooding and erosion, taking into account the likely effects of climate change? *SA question 10.4: At risk from flooding or coastal erosion (taking into account climate change)?*	
Scoring Basis:	
++	Site FZ1 with no known flood risk issues and development could reduce or resolve flood risks over a wider area, and not in a CCMA
+	Site FZ1 and development would reduce flood risk elsewhere arising from this site, and not in a CCMA
0	Site in FZ1 with no other known flood risk issues, and not in a CCMA
-	Site FZ1 but with known issues of groundwater, drain or surface flooding, or where development could worsen flooding off-site or destabilise land
- -	Site in FZ 2 or 3, or the majority affected by significant ground, drain or surface water flooding, or in a CCMA

FZ1,2,3 = Flood Risk Zone 1, 2, 3.
CCMA = Coastal Change Management Area (adopted Local Plan Part 2)

Objective initial assessment based on Environment Agency risk mapping (flood risk mapping Zones 1, 2 and 3 and EA surface water flood risk mapping); and adopted Local Plan Climate Change Management Area to be supplemented by SFRA data when available on risks from ground water, ordinary watercourses, drains and sewers (plus EA and HCC consultation).

Sites wholly or predominantly within FZ 2and 3 were screened out as critical criteria failures and not assessed further.

There may be scope for site ratings to be improved by mitigation including SUDs. Land at flood risk may still be suitable for open space, SUDs or SANGs within a wider development. This criterion was given high weighting in the scoring of Objective 10.

Local Plan Review 2016-2036
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DRAFT SUSTAINABILITY APPRAISAL
Appendix 3

Sites failing under Stage 1 Critical Criteria

New Forest District outside the National Park

July 2016

Sites that fail under the Critical Criteria

The following table lists the sites that have failed the SA assessment under the critical criteria.

Site Ref	Location	Summary of Nature Conservation / Exclusion Zones	Flood Risk
B002	Breamore		Surface Water Flood Risk
B006	Breamore	SSSI designation covers the central part of the area.	Surface Water Flood Risk
B007	Breamore (north of)	SINC designations in the southern half of the site.	Flood Zone 3
BS004	Bransgore		Flood Zone 3
BS006	Sopley	SPA / SAC (River Avon) / Ramsar / SSSI / SINC	Flood Zone 3
BS013	Sopley		Flood Zone 3
BS019	Sopley		Flood Zone 3
BS022	Avon	SPA / SAC (River Avon) / Ramsar / SSSI	Flood Zone 3
BS024	Ripley		Flood Zone 3
BS025	Ripley		Flood Zone 3
BS027	Bransgore		Flood Zone 3
BS028	Bransgore		Flood Zone 3
BS034	Avon Tyrell	SPA / SAC (River Avon) / Ramsar / SSSI	Flood Zone 3
BS039	Kingston	SPA / SAC (River Avon) / Ramsar / SSSI	Flood Zone 3
D001	Damerham	Some parts of the floodplain are designated SINC.	Flood Zone 3
D013	Martin Down	National Nature Reserve. SSSI applies to the whole site.	Surface Water Flood Risk
D014	Martin Down	National Nature Reserve. SSSI applies to the whole site.	Surface Water Flood Risk
D016	Martin		Surface Water Flood Risk
E001	Ellingham (south of)	Whole site designated SPA, Ramsar & SSSI, extensive SAC along River Avon.	Flood Zone 3
E002	Blashford		Flood Zone 3
E015	Ellingham		Flood Zone 3
E016	Ellingham	Ramsar / SPA / SAC (River Avon) / SSSI designations cover the whole site.	Flood Zone 3
E017	Ellingham		Surface Water Flood Risk
E020	Ibsley		Flood Zone 3
E027	Harbridge	Ramsar / SPA / SAC (River Avon) / SSSI designations cover the majority of the site.	Flood Zone 3
E029	North Gorley		Flood Zone 3
E030	North Gorley		Surface Water Flood Risk
F003	Fordingbridge	Ramsar / SPA / SAC / SSSI designations cover the River Avon.	Flood Zone 3

Site Ref	Location	Summary of Nature Conservation / Exclusion Zones	Flood Risk
F009	North Gorley		Surface Water Flood Risk
F010	North Gorley		Surface Water Flood Risk
F015	Fordingbridge	SINC designation covers eastern end of the site.	Flood Zone 3
F016	Fordingbridge		Flood Zone 3
F017	Fordingbridge		Flood Zone 3
F024	Fordingbridge		Flood Zone 3
F025	Fordingbridge		Surface Water Flood Risk
F026	Fordingbridge		Flood Zone 2
F028	Fordingbridge		Flood Zone 3
F035	Fordingbridge	River Avon is designated as SAC / SSSI.	Flood Zone 3
F068	Upper Burgate		Surface Water Flood Risk
FH006	Fawley	SPA / SAC / Ramsar / SSSI designated.	Flood Zone 3
FH007	Fawley	SPA / SAC / Ramsar / SSSI designated.	Intertidal zone
FH010	Fawley Refinery Complex		Flood Zone 3
FH011	Fawley	HSE exclusion zone	No Flood Risk
H001	Dibden	SSSI covers whole site. SINC covers majority of site. Partly in MoD blast zone.	Flood Zone 3
H002	Dibden	SPA / Ramsar / SSSI designations cover the whole site. Partly in MoD blast zone.	Flood Zone 3
H003	Dibden Purlieu	Half of the site is designated a SSSI and SINC.	Surface Water Flood Risk
H006	Dibden Purlieu	HSE exclusion zone	No Flood Risk
H008	Hythe	SINC designation covers most of the site.	Surface Water Flood Risk
H012	Hythe	SINC designations cover parts of the site.	Flood Zone 3
H017	Hythe		Flood Zone 3
H018	Hythe		Flood Zone 3
HE015	Everton		Surface Water Flood Risk
HE055	Hordle		Surface Water Flood Risk
HIN009	Beckley	SINC designation covers the whole site.	Flood Zone 3
HIN021	Hinton		Flood Zone 3
L008	Lymington		Surface Water Flood Risk
L015	Lymington		Flood Zone 3
L016	Lymington		Flood Zone 3
L017	Lymington		Flood Zone 3
L018	Lymington	SPA / SSSI designations affect the south-east corner of the site.	Flood Zone 3

Site Ref	Location	Summary of Nature Conservation / Exclusion Zones	Flood Risk
L029	Pennington	Ramsar / SINC designations cover the majority of the site.	No Flood Risk
L032	Pennington	SINC designation on the south-eastern edge of the site.	Flood Zone 3
L033	Pennington	SINC designation present on eastern edge.	Flood Zone 3
L034	Pennington	SPA / SSSI designations cover the whole site.	Flood Zone 3
M003	Marchwood	SPA / SAC / Ramsar / SSSI designations cover part of the site.	No Flood Risk
M015	Marchwood	MoD blast zone	Flood Zone 2
M016	Marchwood	MoD blast zone	Flood Zone 3
MS001	Milford on Sea	SINC designation covers the eastern end of the site.	No Flood Risk
MS003a	Milford on Sea	SSSI / SPA / SAC / Ramsar / SINC designations apply to the whole site.	Flood Zone 3
MS004	Milford on Sea	SPA / Ramsar / SSSI cover the whole site. SAC covers southern half of the site.	Flood Zone 3
MS007a	Keyhaven	SPA / SSSI designations apply to south-east. SINC applies to majority of the site.	Flood Zone 3
MS014	Milford on Sea		Flood Zone 3
MS037	Milford on Sea		No Flood Risk
MS046	Milford on Sea		Surface Water Flood Risk
MS048	Milford on Sea		Surface Water Flood Risk
NM007	New Milton		Flood Zone 3
NM024	Barton on Sea		Surface Water Flood Risk
NM025	Barton on Sea	SSSI designation covers the southern area of the site.	Within Climate Change Management Area
NM026	Barton on Sea	SSSI designation covers the southern part of the site.	Within Climate Change Management Area
NM051	Barton on Sea		Within Climate Change Management Area
NM052	Barton on Sea		Within Climate Change Management Area
NM056	Barton on Sea		Flood Zone 3
R004	Kingston		Flood Zone 3
R006	North Kingston		Flood Zone 3
R007	North Kingston		Flood Zone 3
R008	North Kingston		Flood Zone 3
R011	Kingston	Majority of site is designated Ramsar and SSSI.	Flood Zone 3
R012	Moortown	Majority of site designated SPA / Ramsar / SSSI. River Avon designated SAC.	Flood Zone 3
R018b	Ringwood		Flood Zone 3
R019	Upper Kingston		Flood Zone 3
R024	Crow		Flood Zone 3
R025	Ringwood		Flood Zone 2

Site Ref	Location	Summary of Nature Conservation / Exclusion Zones	Flood Risk
R027	Ringwood		Flood Zone 3
R032	Ringwood	Ramsar / SPA / SSSI designations cover part of the site.	Flood Zone 3
R033	Ringwood		Flood Zone 3
R034	Ringwood	Majority of site is designated SPA / SAC / Ramsar / SSSI.	Flood Zone 3
R035	Ringwood	Ramsar / SPA / SAC (River Avon) / SSSI designations cover majority of the site.	Flood Zone 3
R036	Ringwood	River Avon designated Ramsar / SPA / SAC / SSSI.	Flood Zone 3
R037	Blashford		Flood Zone 3
R039	Blashford Lakes		Flood Zone 3
R041a	Ringwood		Flood Zone 3
R043	Blashford		Flood Zone 3
R047	Blashford		Flood Zone 3
R048	Blashford		Flood Zone 3
R050	Ringwood	SPA, SAC and SSSI designations apply to the southern end of the site.	Flood Zone 2
S009	Ashford		Flood Zone 3
T005	Totton	Site is partly covered by SINC designation.	Flood Zone 3
T008	Totton		Flood Zone 3
T011a	Hillstreet		Flood Zone 3
T020	Totton	SINC designation covers majority of the site.	Flood Zone 3
T025	Totton		Flood Zone 3
T027	Totton	SPA / SAC / Ramsar / SSSI designations.	Flood Zone 3
T034	Totton	SPA / SAC / Ramsar / SSSI designations cover this site.	Flood Zone 3

Local Plan Review 2016-2036
Part One: Planning Strategy

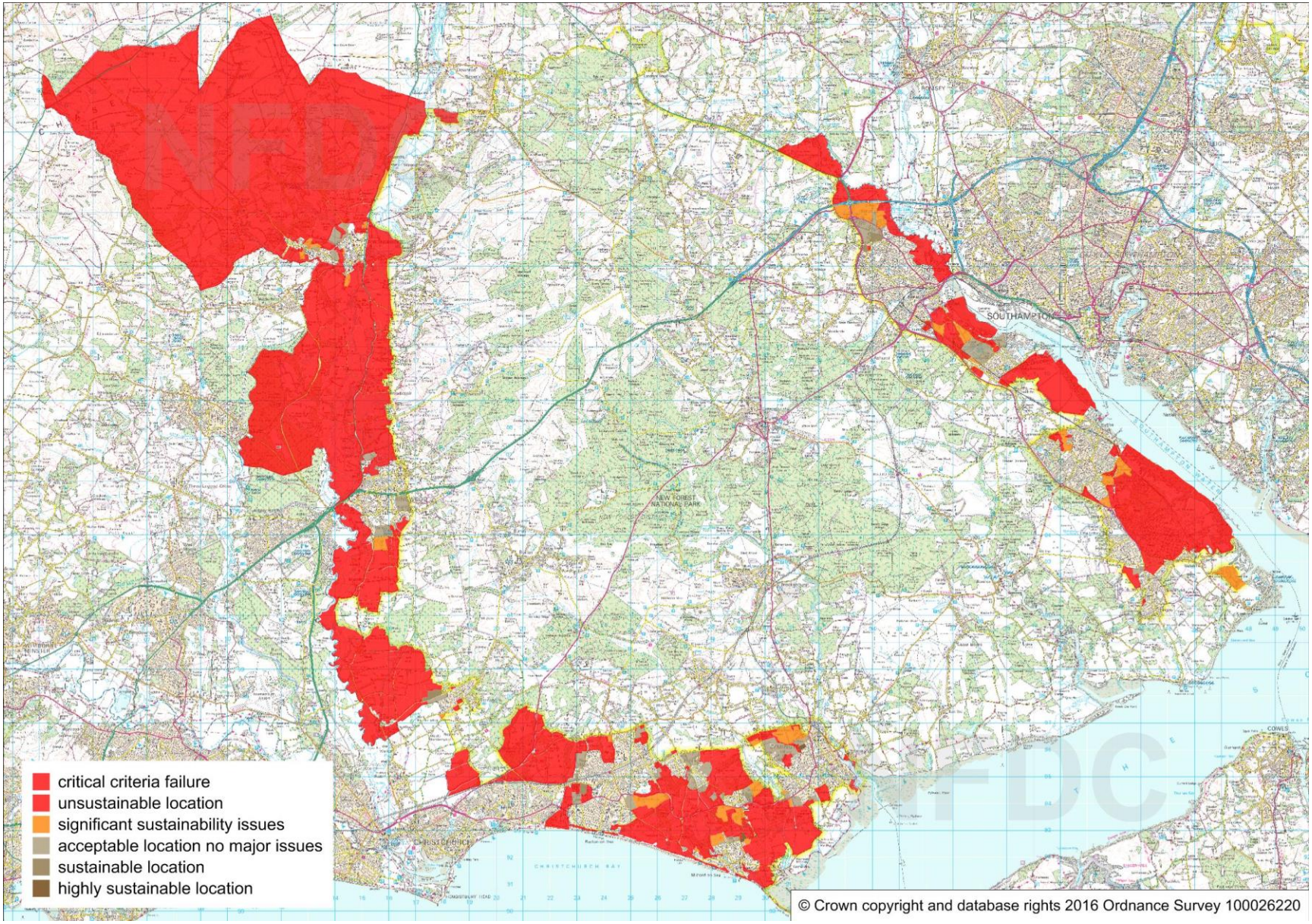
DRAFT SUSTAINABILITY APPRAISAL
Appendix 4

SA Sites Assessment Maps Showing Overall Sustainability Rating

New Forest District outside the National Park

July 2016

Overview rating for the whole Plan Area (New Forest District outside the National Park)



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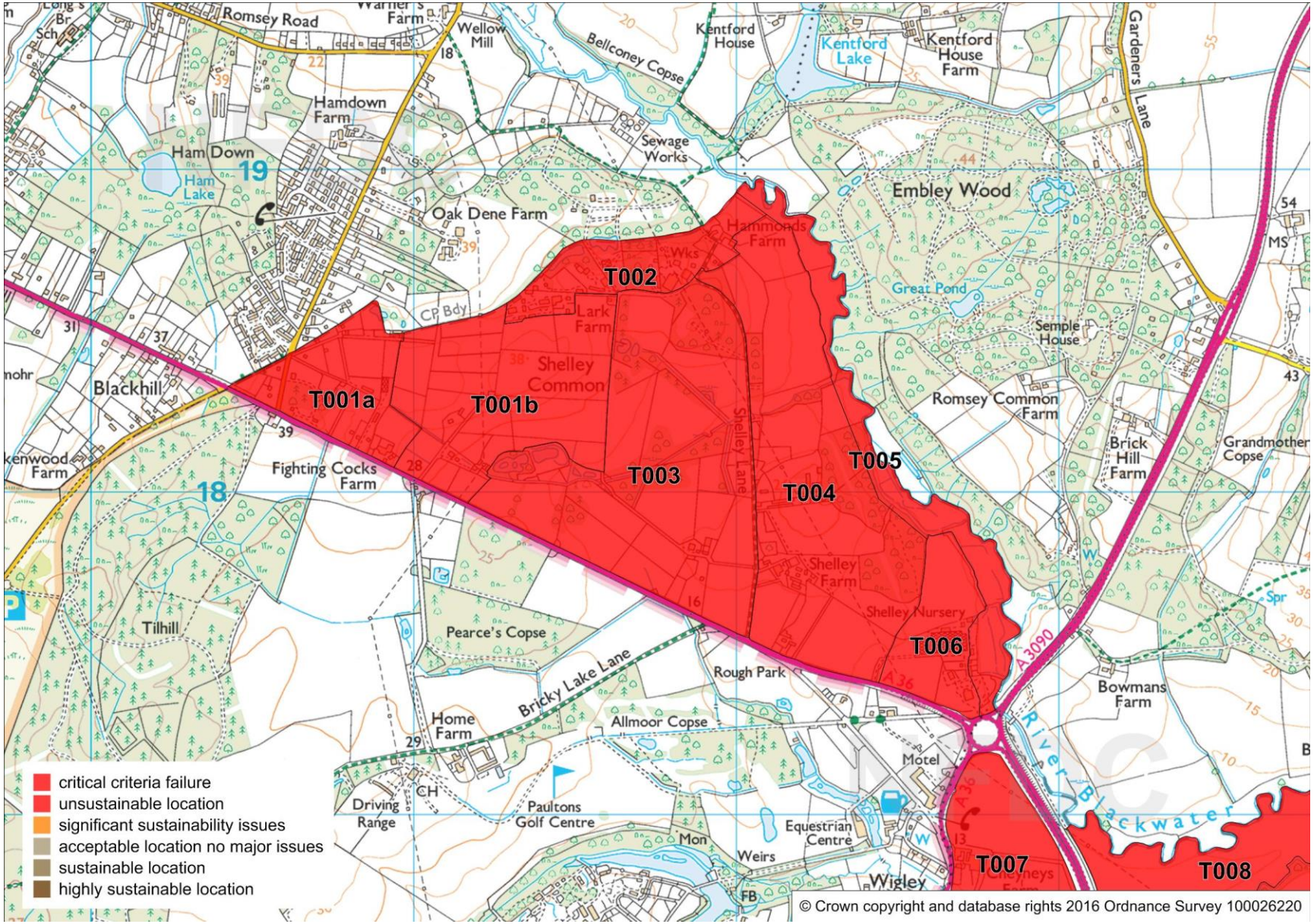
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Kentford House Farm
Gardeners Lane
Hamdown Farm
Ham Down
Ham Lake
Sewage Works
Embley Wood
Oak Dene Farm
Hammonds Farm
Great Pond
Semple House
Lark Farm
Shelley Common
Shelley Lane
Romsey Common Farm
Brick Hill Farm
Grandmother Copse
Blackhill
Fighting Cocks Farm
Shelley Farm
Shelley Nursery
Tilhill
Pearce's Copse
Rough Park
Bricky Lake Lane
Home Farm
Allmoor Copse
Bowmans Farm
A3090
A36
Motel
River Blackwater
Driving Range
Paultons Golf Centre
Equestrian Centre
Mon Weirs
Wigley
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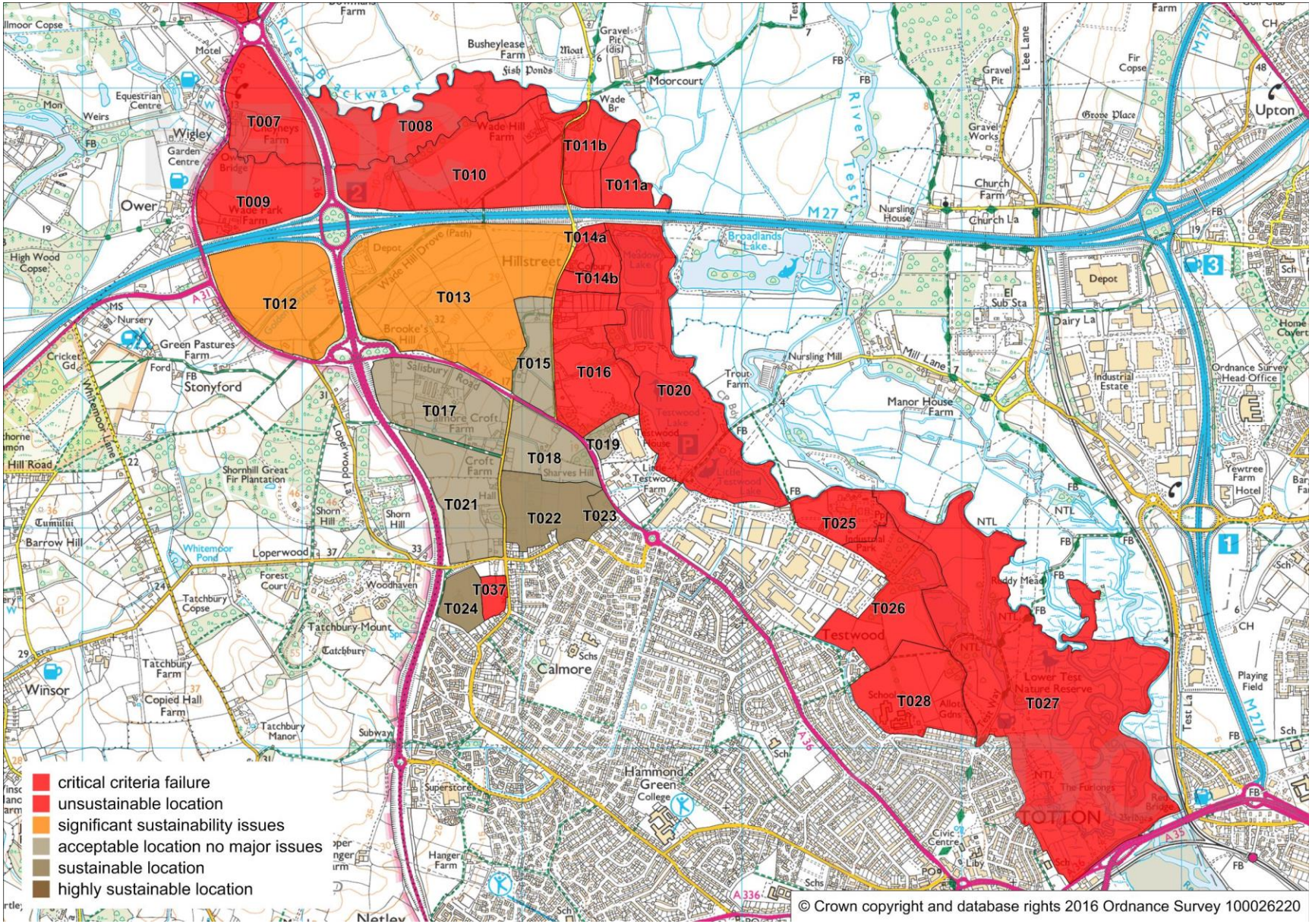
Map 2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significant sustainability issues
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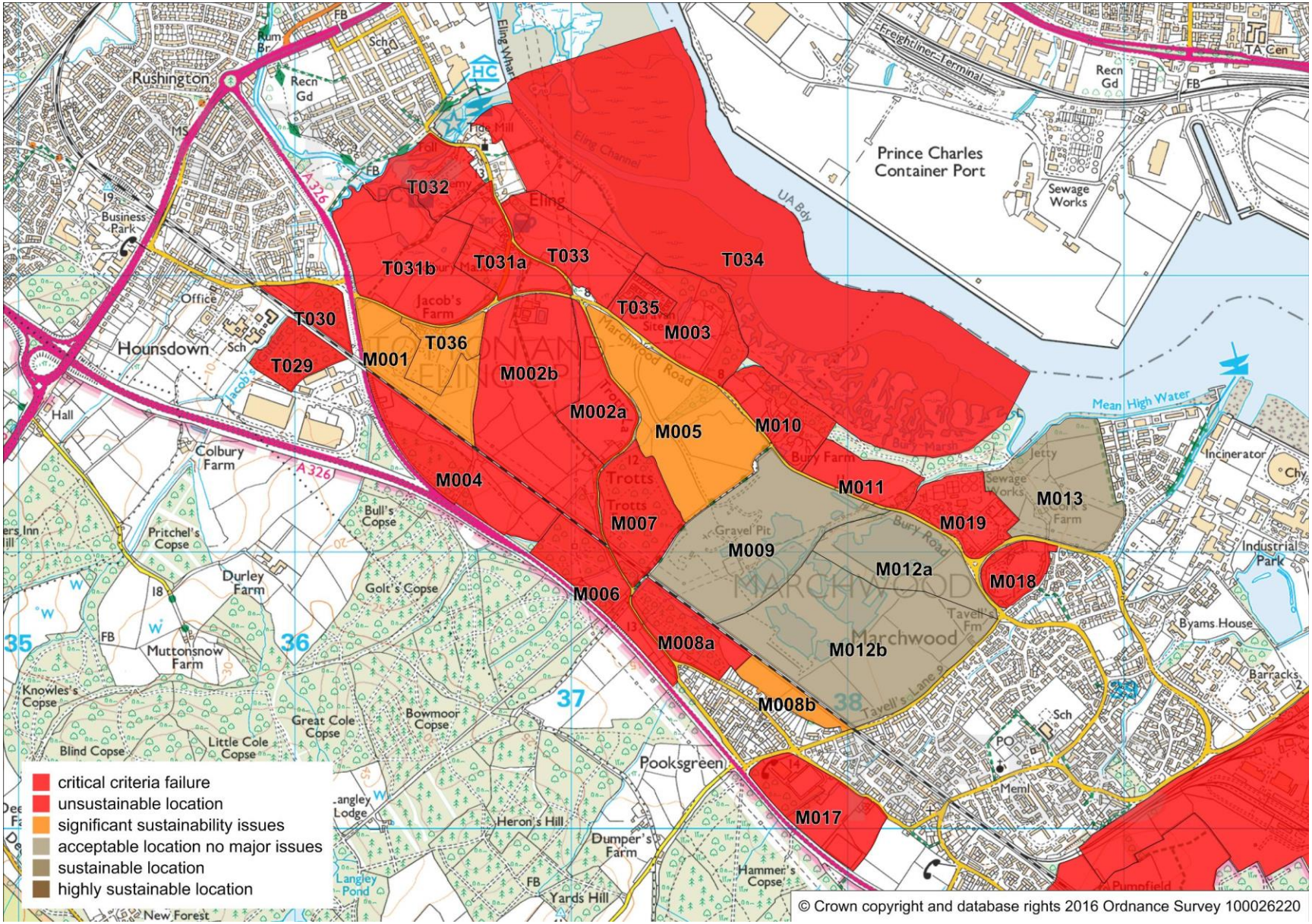
Map 3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Eling
Prince Charles Container Port
Marchwood
Pooksgreen
Mean High Water
Incinerator
Industrial Park
Byams House
Barracks
Sewage Works
Jetty
Bury Farm
Trotts
Gravel Pit
Durley Farm
Golt's Copse
Muttonsnow Farm
Knowles's Copse
Great Cole Copse
Bowmoor Copse
Little Cole Copse
Blind Copse
Heron's Hill
Dumper's Farm
Hammer's Copse
Yards Hill
Langley Pond
Pumpfield
Bull's Copse
Pritchel's Copse
Jacob's Farm
Office
Business Park
Hall
Sch
PO
Meml
Recn Gd
FB
A326
Freightliner Terminal
UA Bdy
Eling Channel
Eling Wharf
Tide Mill
Marchwood Road
Bury Road
Tavell's Lane
New Forest
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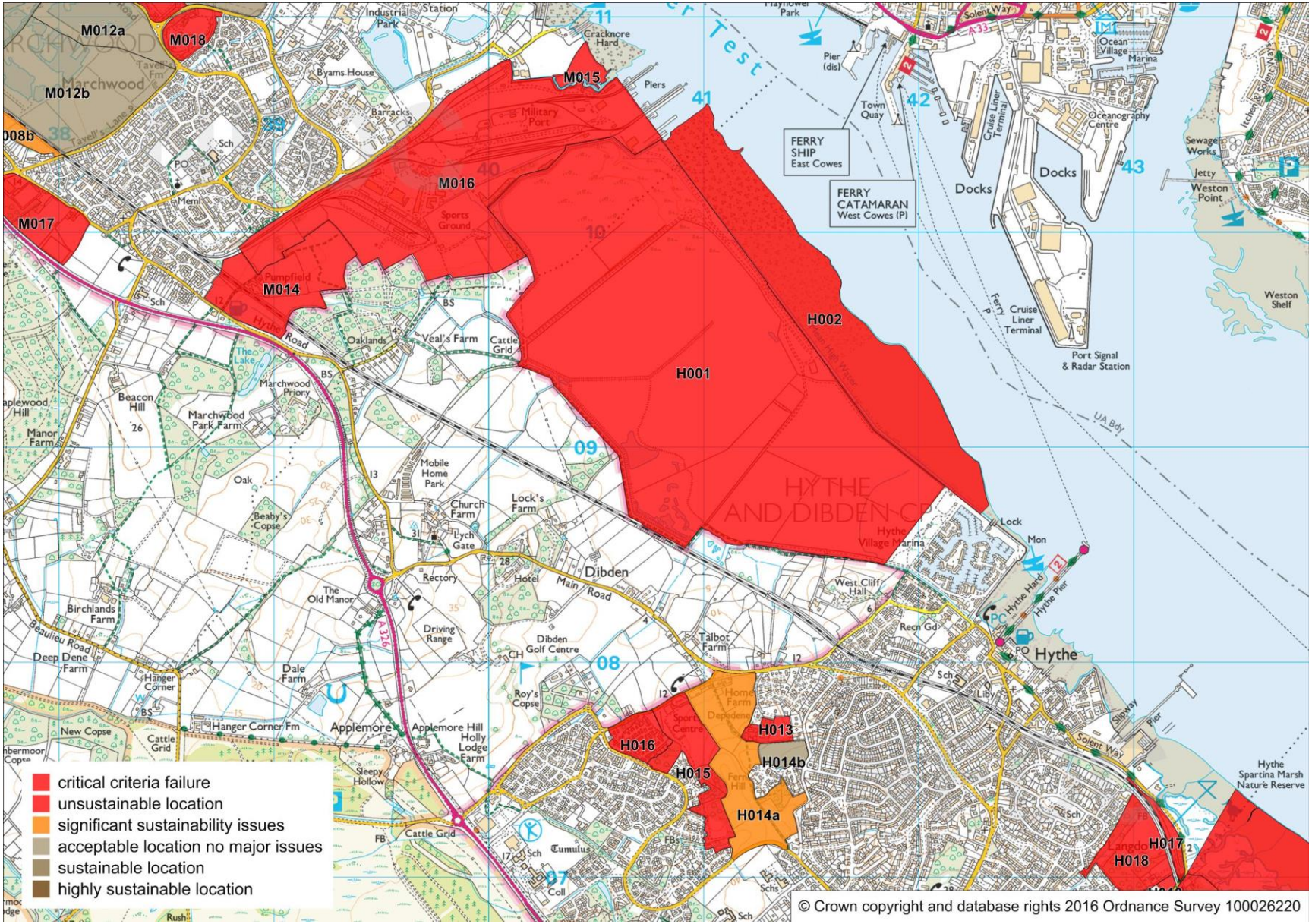
Map 4



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HYTHE AND DIBDEN CP
Hythe
Dibden
Marchwood
Applemore
Docks
FERRY SHIP East Cowes
FERRY CATAMARAN West Cowes (P)
Cruise Liner Terminal
Port Signal & Radar Station
Weston Shelf
Hythe Spartina Marsh Nature Reserve
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unsustainable location
significant sustainability issues
acceptable location no major issues
sustainable location
highly sustainable location
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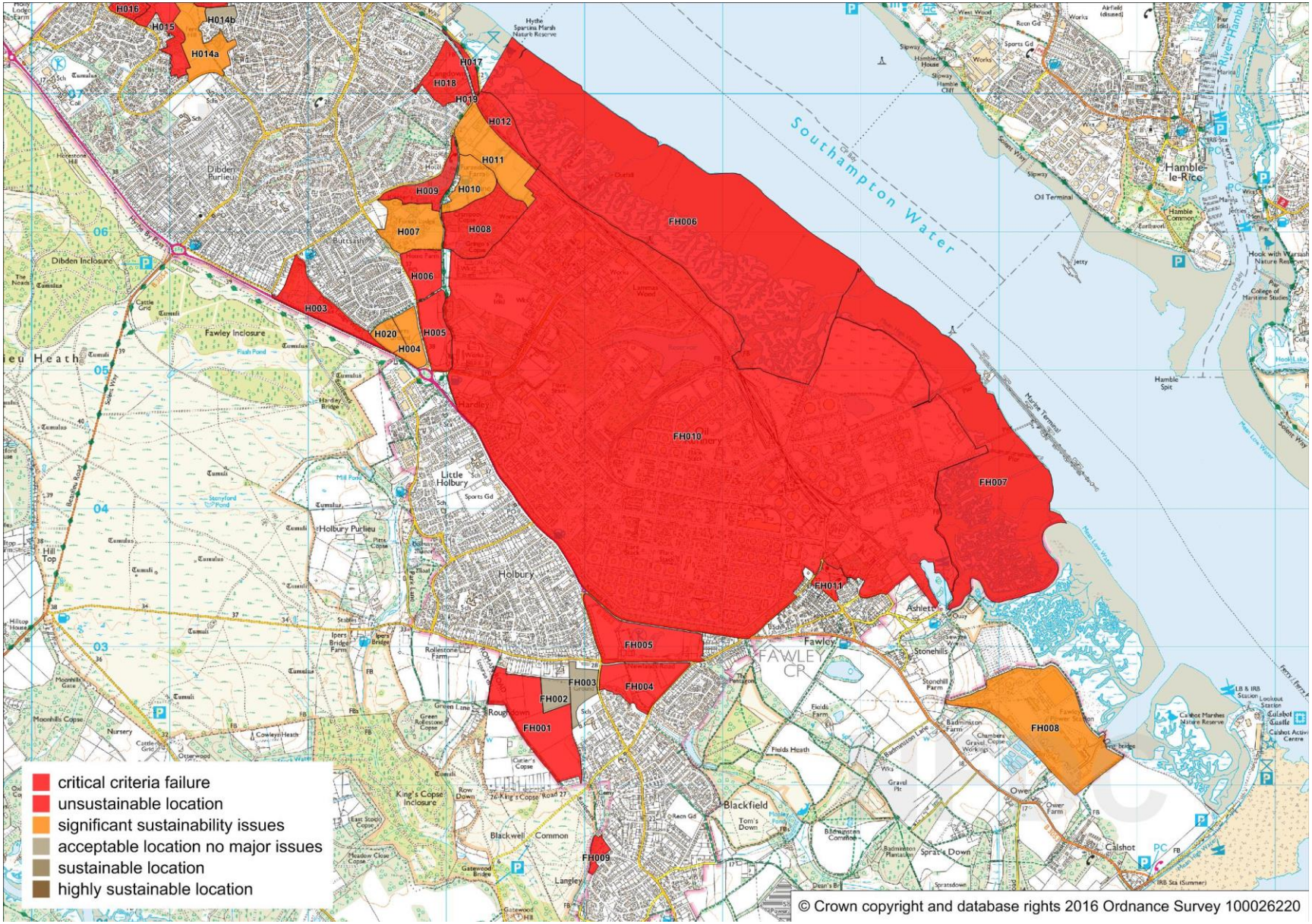
Map 5



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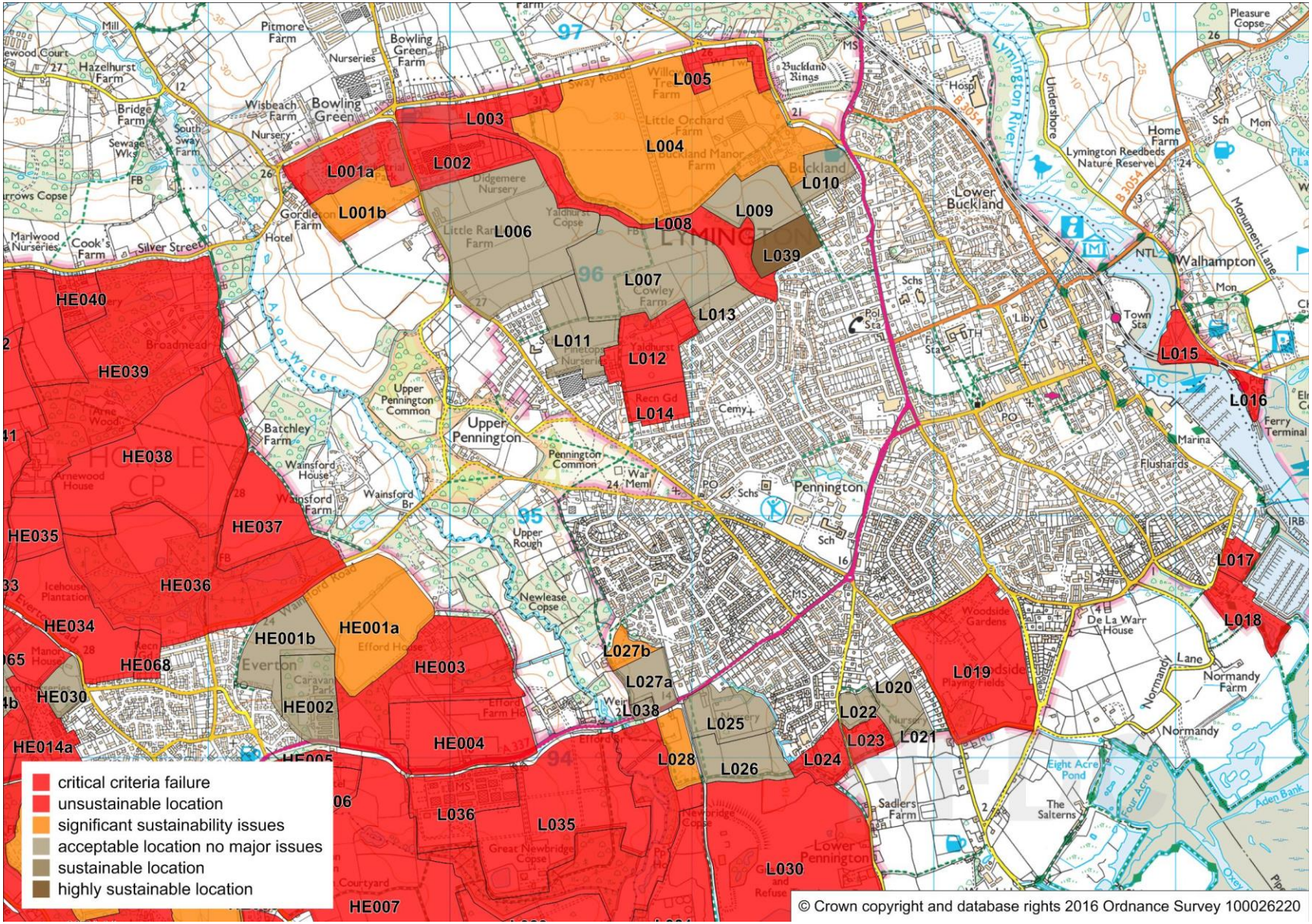
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Pennington
Upper Pennington
Lower Pennington
Lower Buckland
Walhampton
Everton
Normandy
Normandy Farm
Lymington River
Lymington Reedbeds Nature Reserve
Pennington Common
Upper Pennington Common
Newlease Copse
Great Newbridge Copse
Eight Acre Pond
Aden Bank
Monument Lane
Undershore
Ferry Terminal
Marina
Flushards
De La Warr House
Woodside Gardens
Sadlers Farm
The Salterns
Buckland Rings
Pleasure Copse
Home Farm
Normandy Lane
Wainsford Road
Wainsford Br
Wainsford House
Batchley Farm
Efford House
Efford Farm House
Gordleton Hotel
Bridge Farm
Hazelhurst Farm
Pitmore Farm
Bowling Green Farm
Wisbeach Farm
South Sway Farm
Sewage Wks
Marlwood Nurseries
Cook's Farm
Silver Street
Broadmead
Arnewood House
Arnewood Bridge
Icehouse Plantation
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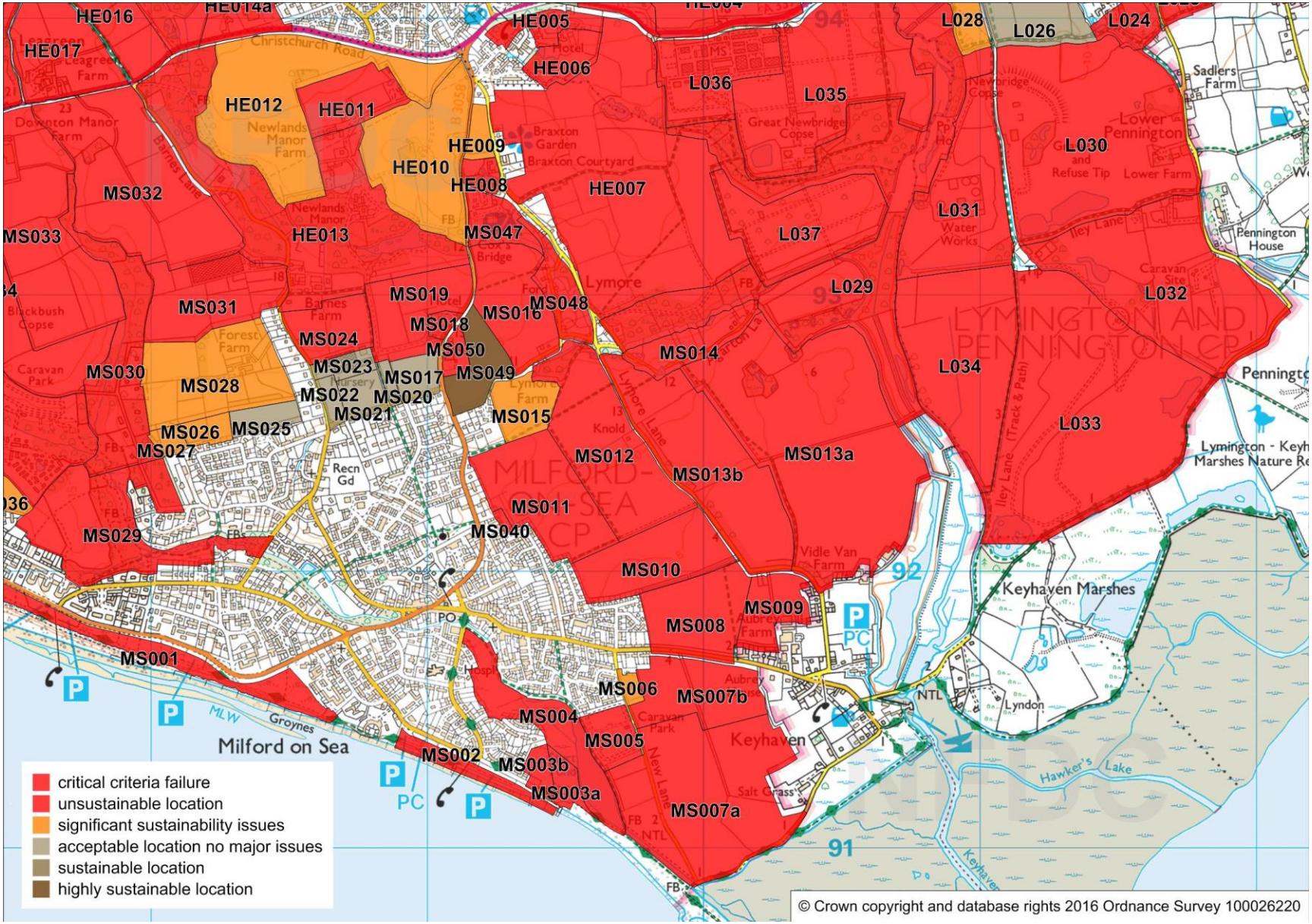
Map 7



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Lymington and Pennington CP
Milford-on-Sea CP
Keyhaven Marshes
Keyhaven
Milford on Sea
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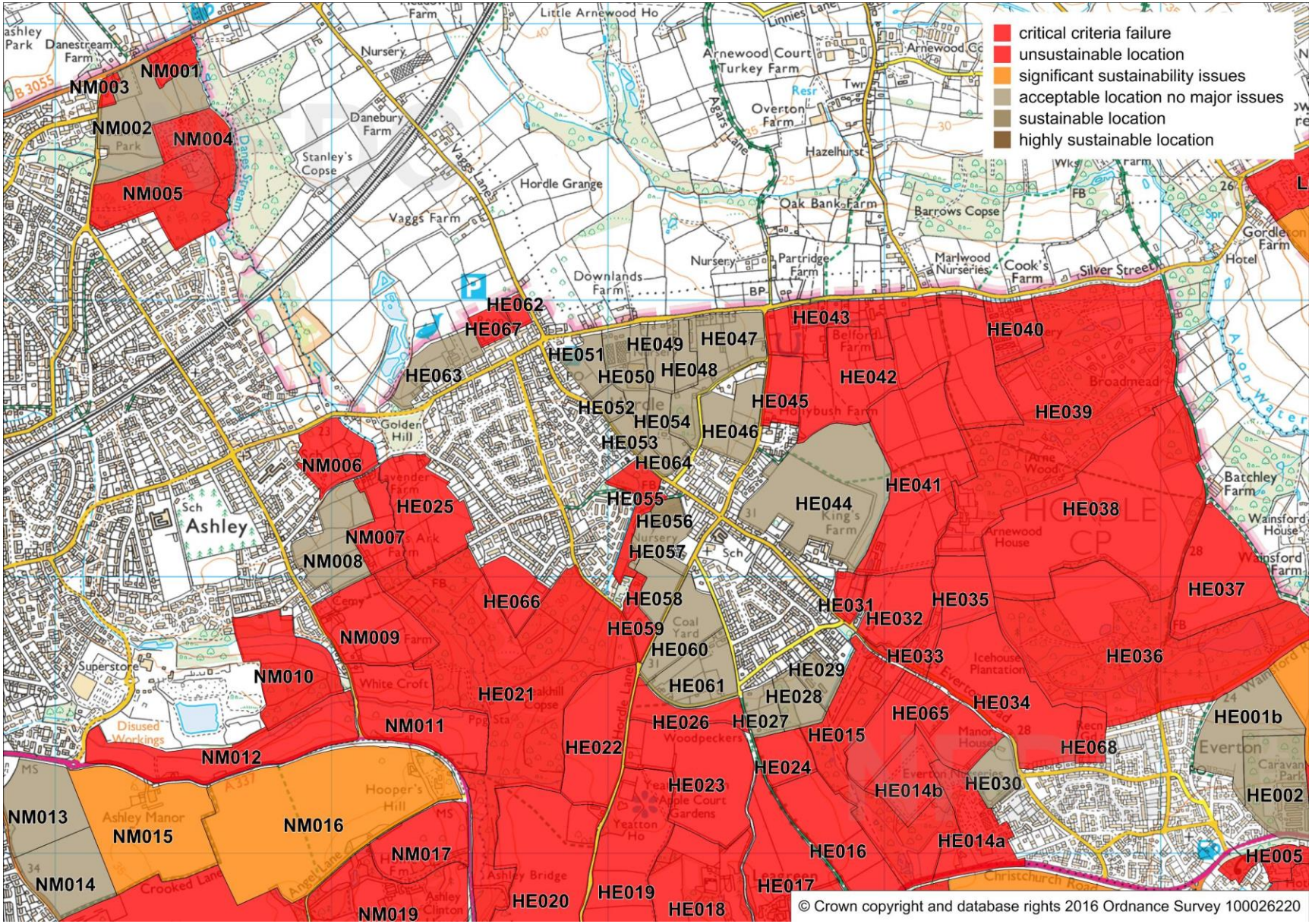
Map 8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Oak Bank Farm
Barrows Copse
Marlwood Nurseries
Cook's Farm
Silver Street
Gordleton Farm
Hotel
Danestream Farm
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Stanley's Copse
Vaggs Lane
Vaggs Farm
Hordle Grange
Downlands Farm
Partridge Farm
Golden Hill
Superstore
Disused Workings
Ashley Manor
Hooper's Hill
Crooked Lane
Ashley Bridge
Ashley Clinton
Yeatton Ho
Apple Court Gardens
Woodpeckers
Coal Yard
Hordle Lane
Belford Farm
Hollybush Farm
King's Farm
Arnewood House
Icehouse Plantation
Everton Manor House
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Wainsford House
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Broadmead
Avon Water
Caravan Park
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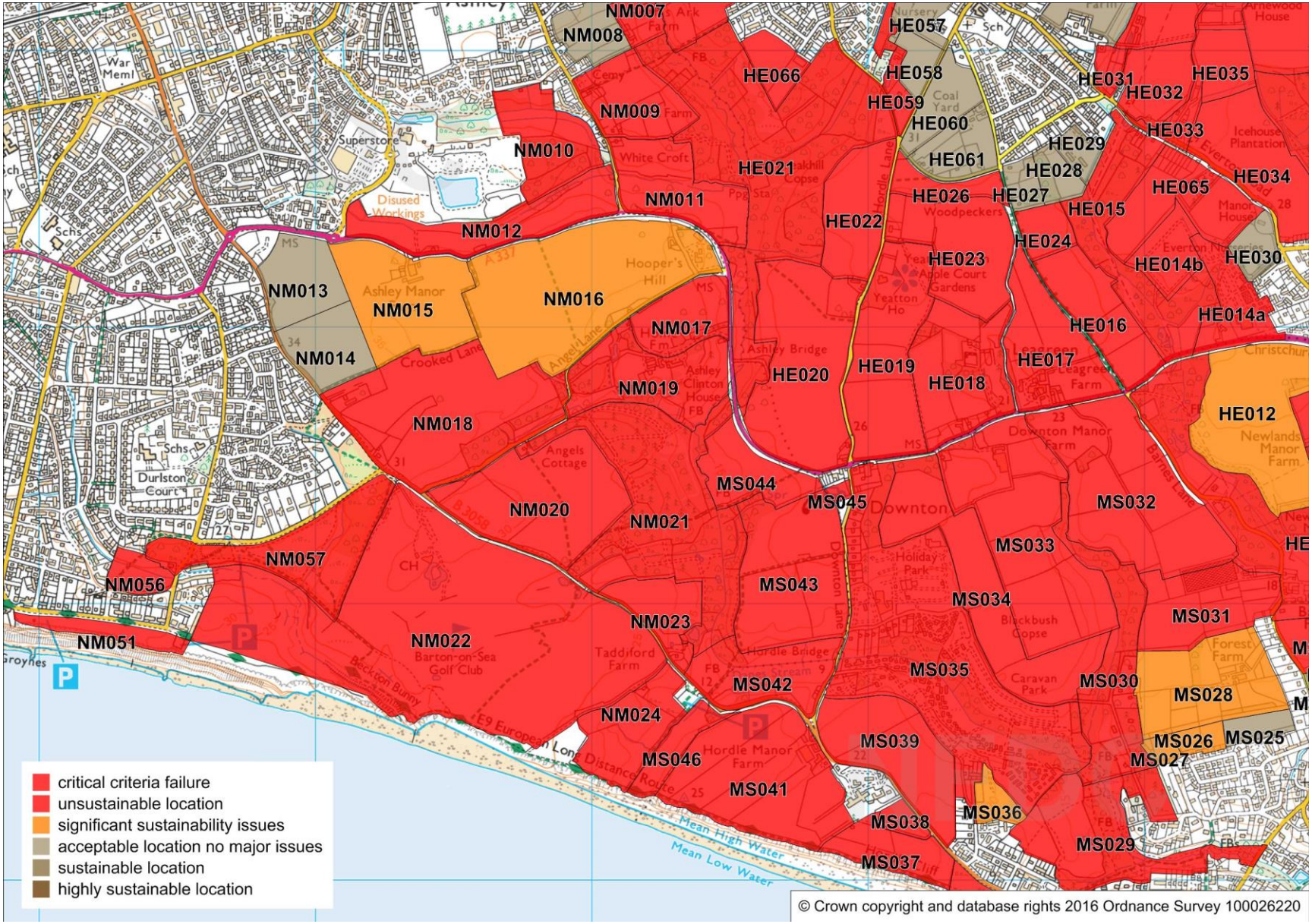
Map 9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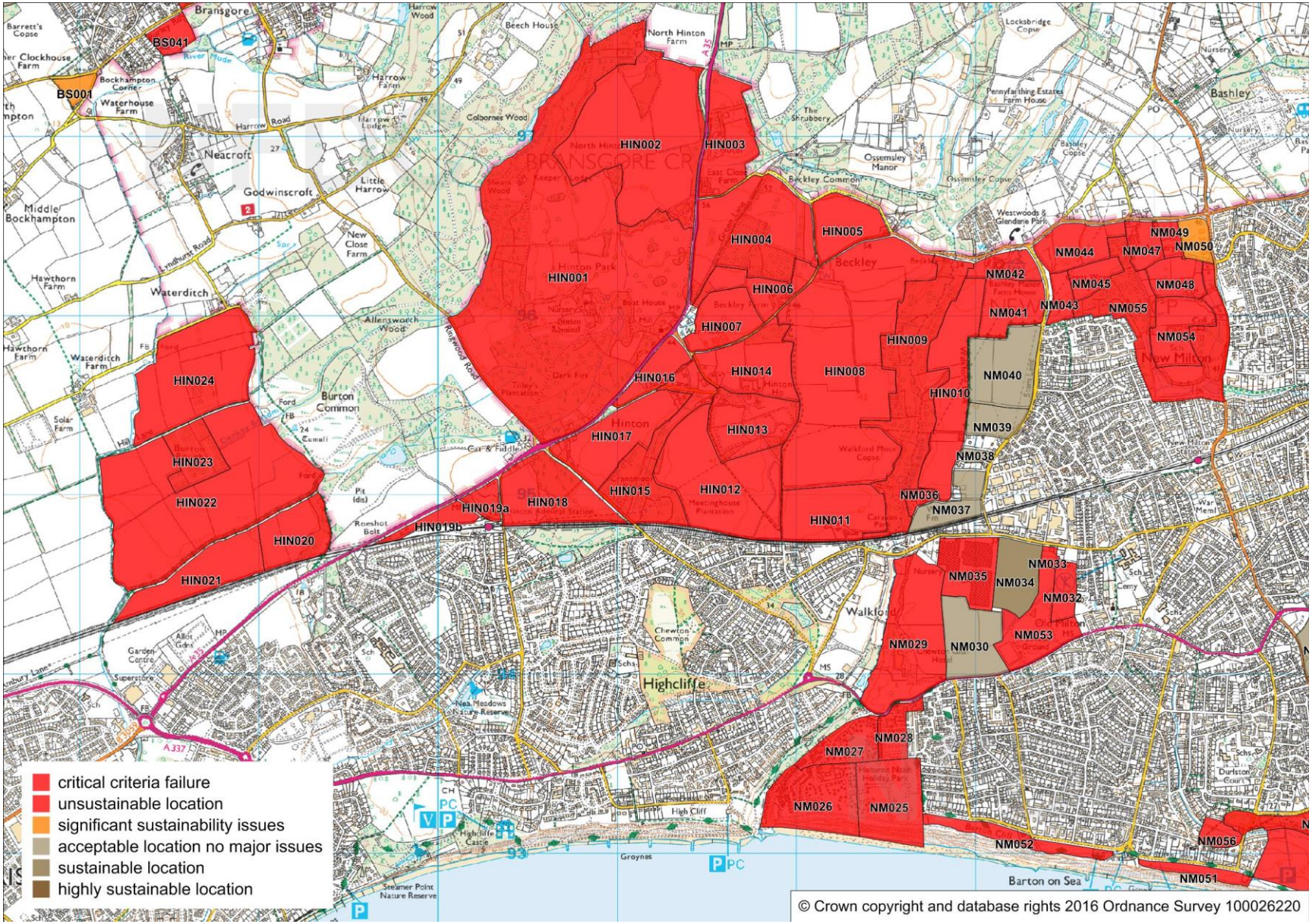
Map 10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Barton on Sea
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Neacroft
Godwinscroft
Waterditch
Burton Common
Hinton
Beckley
Bashley
New Milton
Middle Bockhampton
Middle Woods
Chewton Common
Groynes
Stanpit Marsh
Nea Meadows Nature Reserve
Steamer Point Nature Reserve
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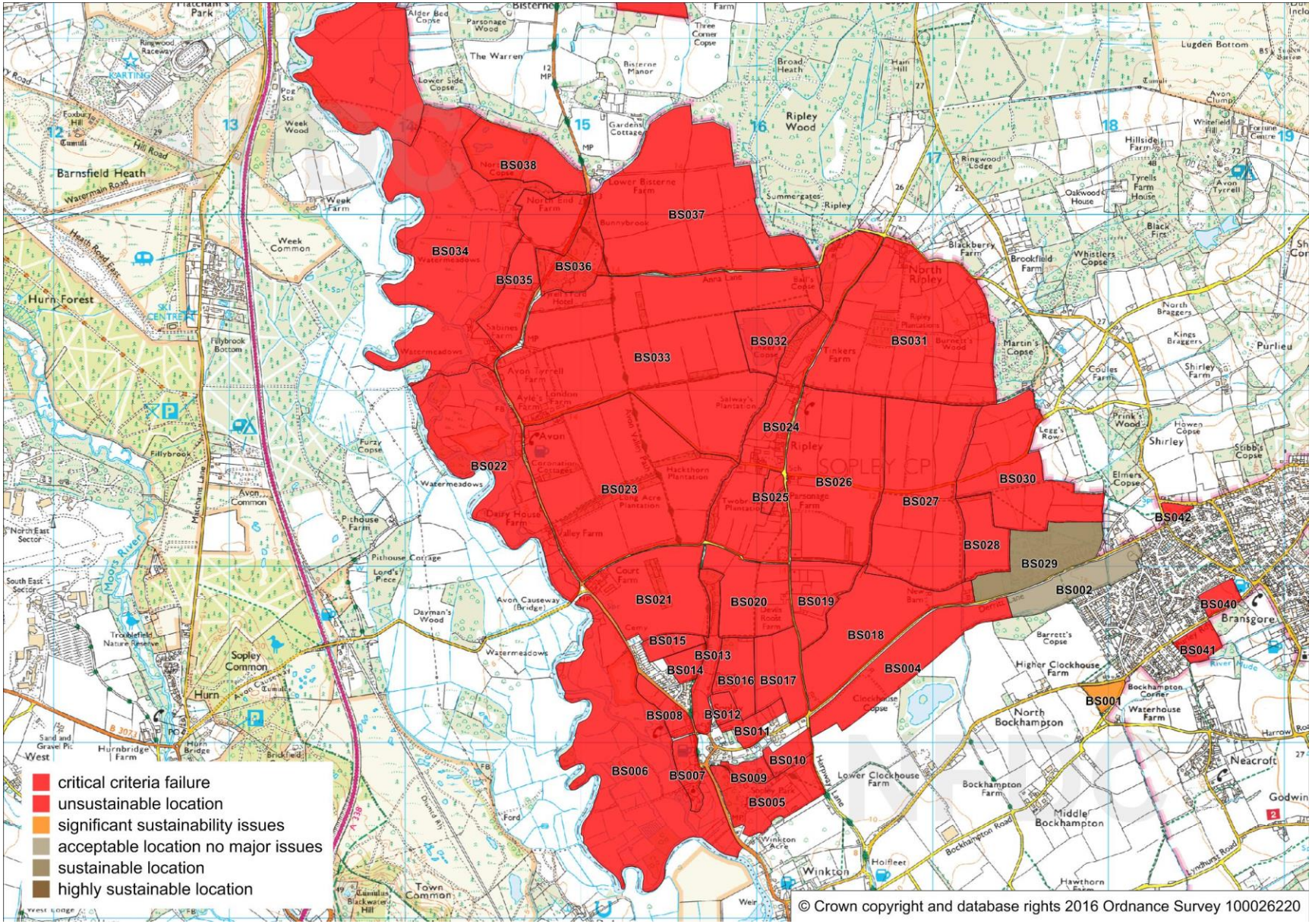
Map 11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critical criteria failure
unsustainable location
significant sustainability issues
acceptable location no major issues
sustainable location
highly sustainable location
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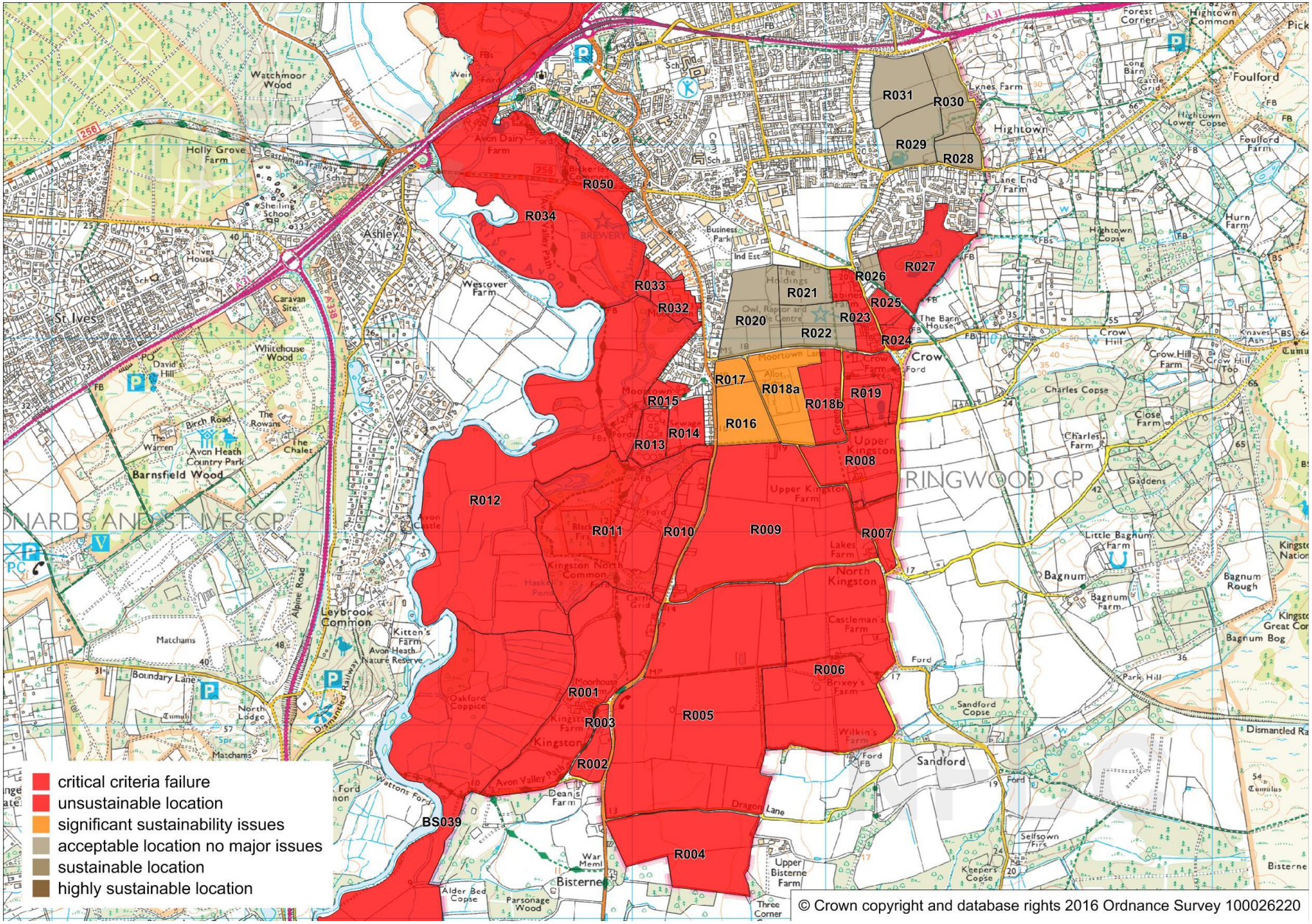
Map 12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R002
R004
BS039
critical criteria failure
unsustainable location
significant sustainability issues
acceptable location no major issues
sustainable location
highly sustainable location
RINGWOOD CP
ST IVES CP
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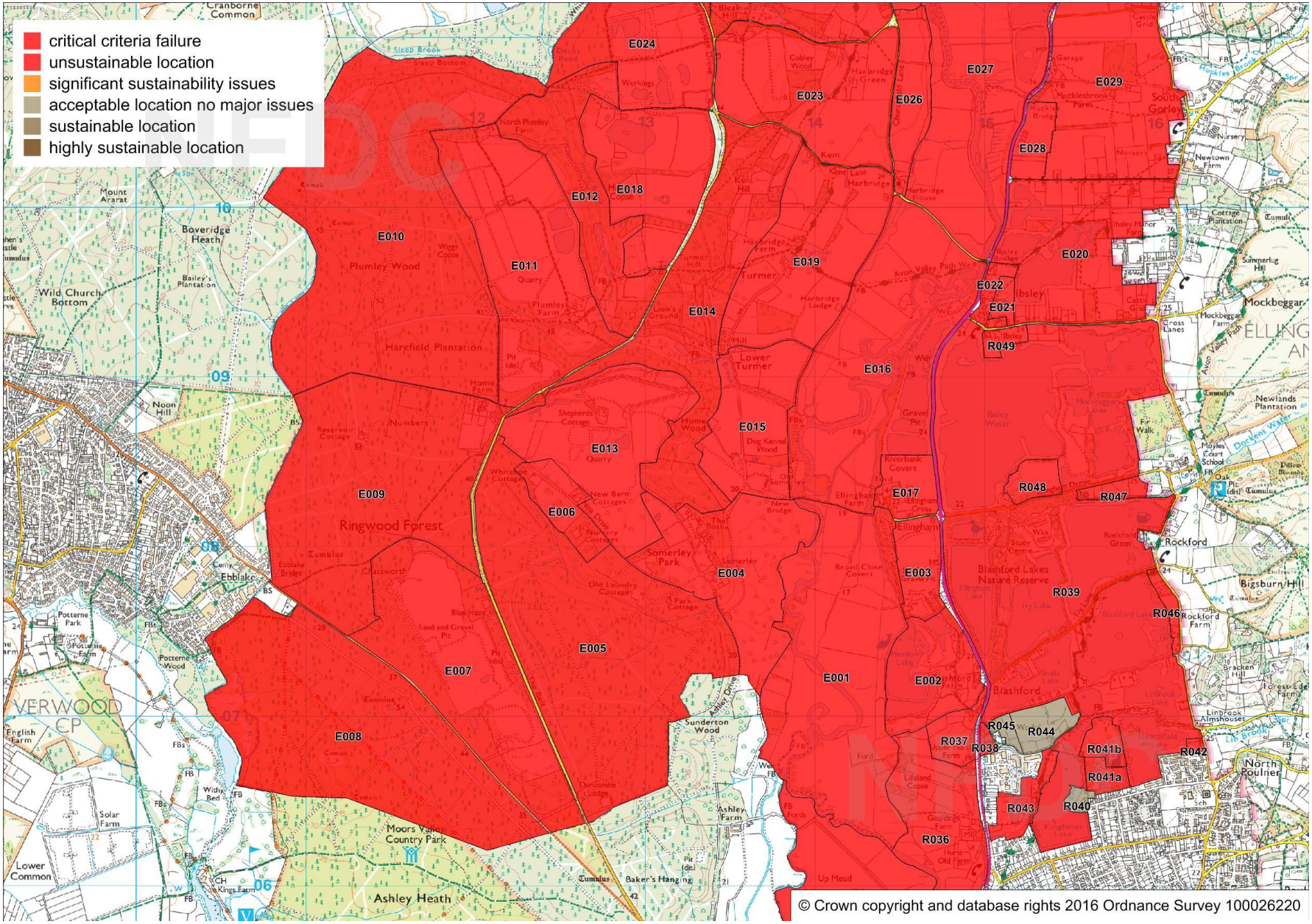
Map 13


critical criteria failure
unsustainable location
significant sustainability issues
acceptable location no major issues
sustainable location
highly sustainable location
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E029
R036
R037
R038
R039
R040
R041a
R041b
R042
R043
R044
R045
R046
R047
R048
R049
Ringwood Forest
Ashley Heath
Moors Valley Country Park
Blashford
Blashford Lakes Nature Reserve
Rockford
Mockbeggar
Ellingham
Somerley Park
Harefield Plantation
Plumley Wood
Boveridge Heath
Wild Church Bottom
Ebblake
Noon Hill
Cranborne Common
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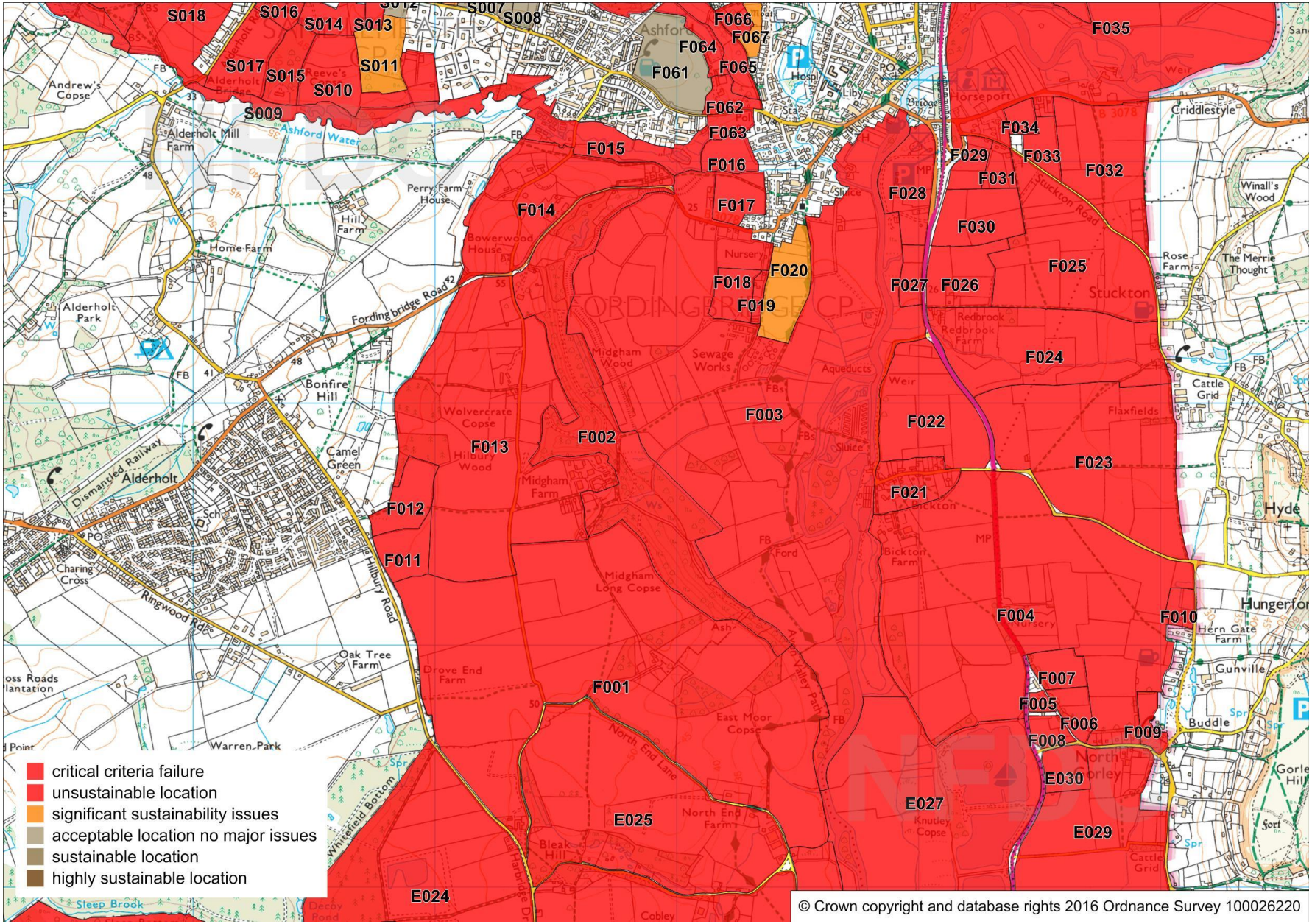
Map 14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E030
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E029
E025
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F001
critical criteria failure
unsustainable location
significant sustainability issues
acceptable location no major issues
sustainable location
highly sustainable location
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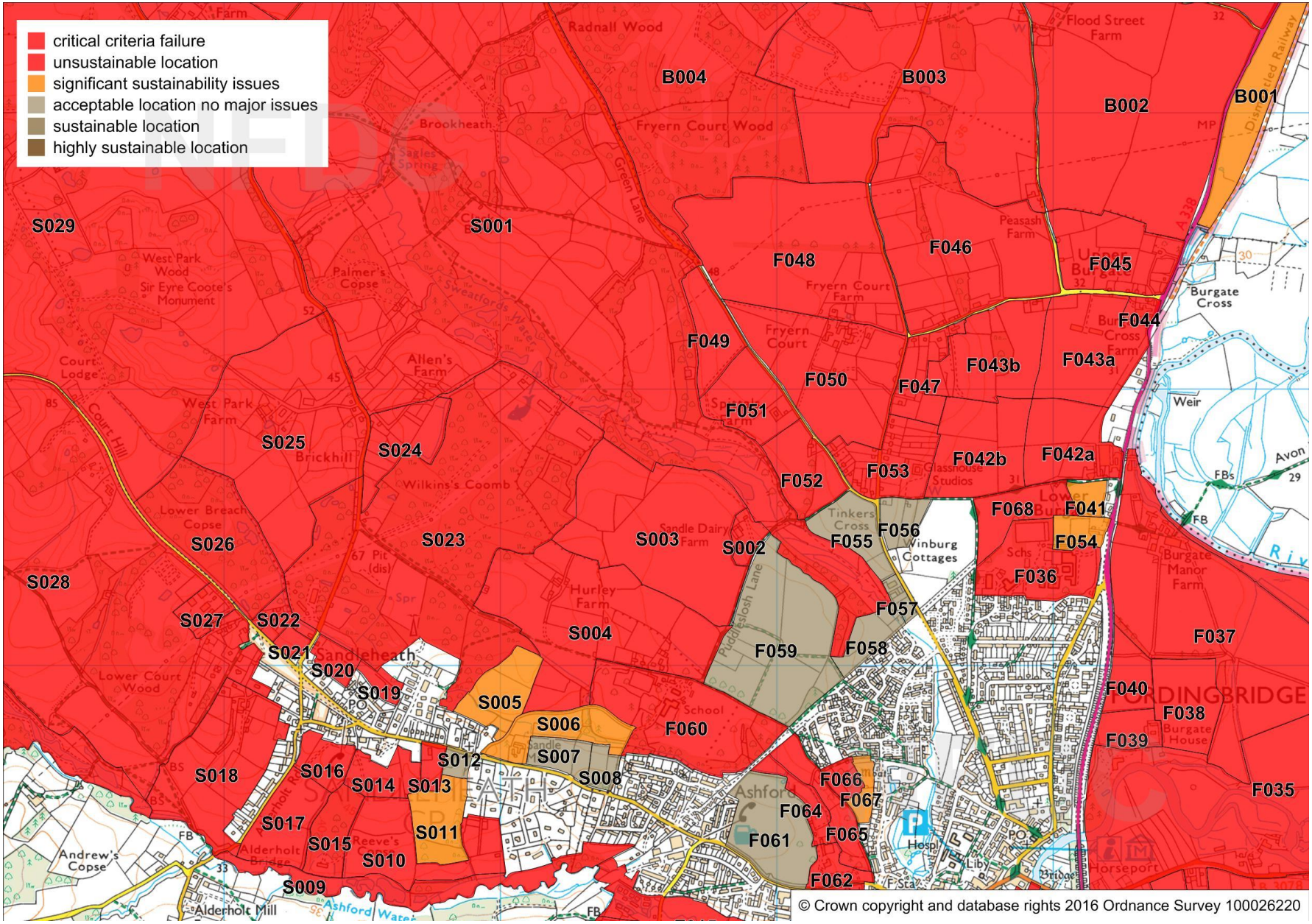
Map 15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unsustainable location
significant sustainability issues
acceptable location no major issues
sustainable location
highly sustainable location
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S028
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S013
S008
F066
F035
F067
F064
S017
S011
F065
S015
F061
S010
F062
S009
Radnall Wood
Flood Street Farm
Fryern Court Wood
Brookheath
Sagles Spring
Green Lane
Peasash Farm
Upper Burgate
Burgate Cross
Fryern Court Farm
Fryern Court
Burgate Cross Farm
West Park Wood
Sir Eyre Coote's Monument
Palmer's Copse
Sweatfords Water
Allen's Farm
Court Lodge
West Park Farm
Court Hill
Brickhill
Wilkins's Coomb
Lower Breach Copse
Sandle Dairy Farm
Tinkers Cross
Winburg Cottages
Lower Burgate
Burgate Manor Farm
Hurley Farm
Puddleslosh Lane
Sandleheath
Lower Court Wood
School
Ashford
Burgate House
Andrew's Copse
Alderholt Bridge
Reeve's Copse
Alderholt Mill
Ashford Water
Horseport
Weir
Avon
FORDINGBRIDGE
Hospl
Liby
Bridge
Dismantled Railway
A 338
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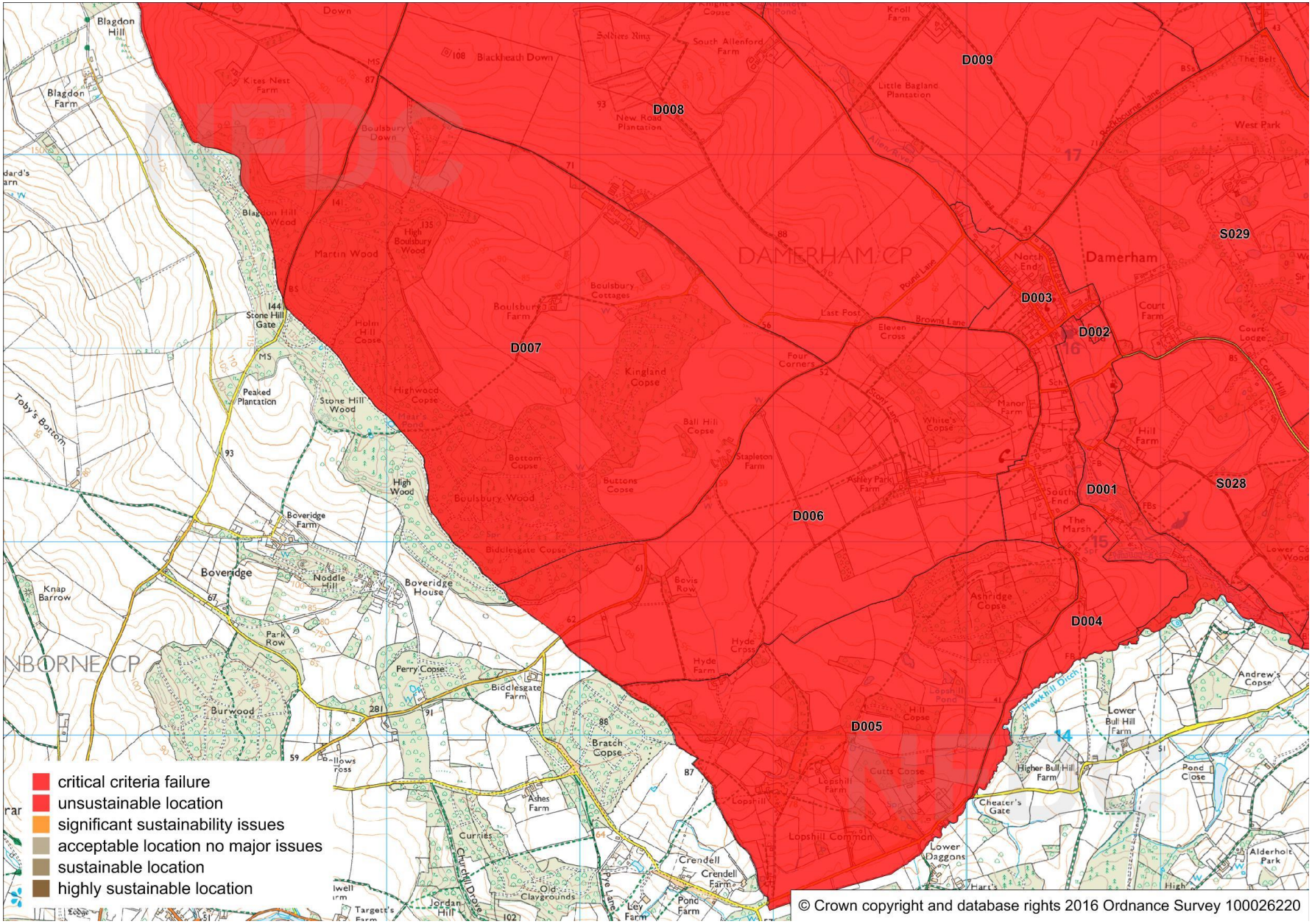
Map 16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unsustainable location
significant sustainability issues
acceptable location no major issues
sustainable location
highly sustainable location
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D002
D003
D004
D005
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D007
D008
D009
S028
S029
DAMERHAM CP
Damerham
Blagdon Hill
Blagdon Farm
Boulsbury Down
Martin Wood
Boulsbury Wood
Stone Hill Wood
Peaked Plantation
Toby's Bottom
Boveridge
Boveridge Farm
Boveridge House
Noddle Hill
Knap Barrow
Park Row
Burwood
Perry Copse
Biddlesgate Farm
Bratch Copse
Ashes Farm
Curries
Crendell
Crendell Farm
Pond Farm
Lopshill
Lopshill Common
Lower Daggons
Cheater's Gate
Higher Bull Hill Farm
Lower Bull Hill Farm
Andrew's Copse
Pond Close
Alderholt Park
Hawk Hill Ditch
Ashridge Copse
Hyde Farm
Hyde Cross
Ashley Park Farm
Stapleton Farm
Manor Farm
Court Farm
Court Lodge
Hill Farm
The Marsh
South End
North End
Four Corners
Eleven Cross
Last Post
Browns Lane
Pond Lane
Ringwood Road
Rockbourne Lane
Allen River
Knoll Farm
South Allenford Farm
Little Bagland Plantation
New Road Plantation
Soldiers Ring
Blackheath Down
Kites Nest Farm
Boulsbury Cottages
Boulsbury Farm
Kingland Copse
Highwood Copse
Ball Hill Copse
Bottom Copse
Buttons Copse
Biddlesgate Copse
Bovis Row
Hill Copse
Cutts Copse
Pye Lane
Ley Farm
Old Claygrounds
Jordan Hill
Targett's Farm
Churchill Drove
Bellows Foss
NBORNE CP
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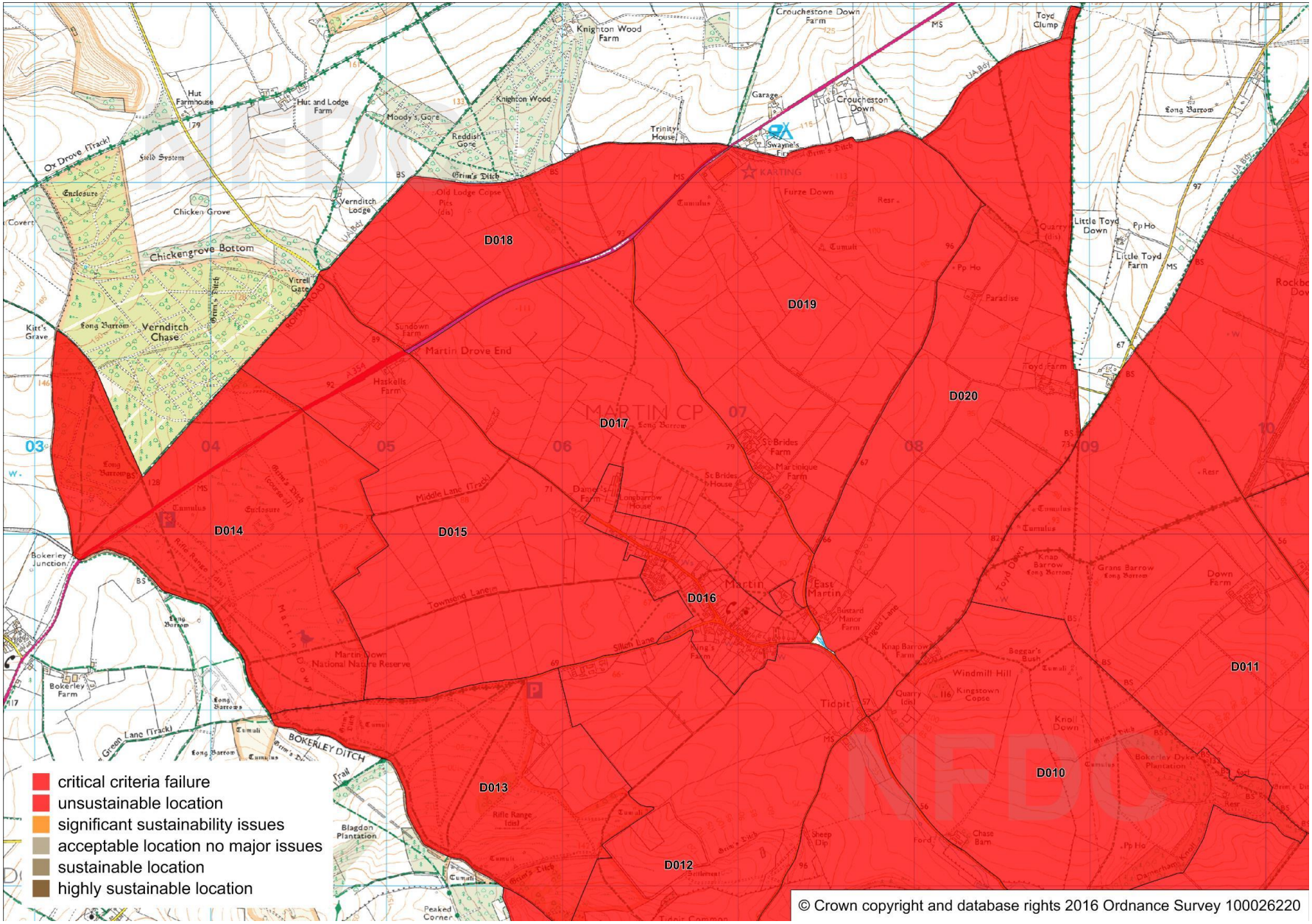
Map 17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unsustainable location
significant sustainability issues
acceptable location no major issues
sustainable location
highly sustainable location
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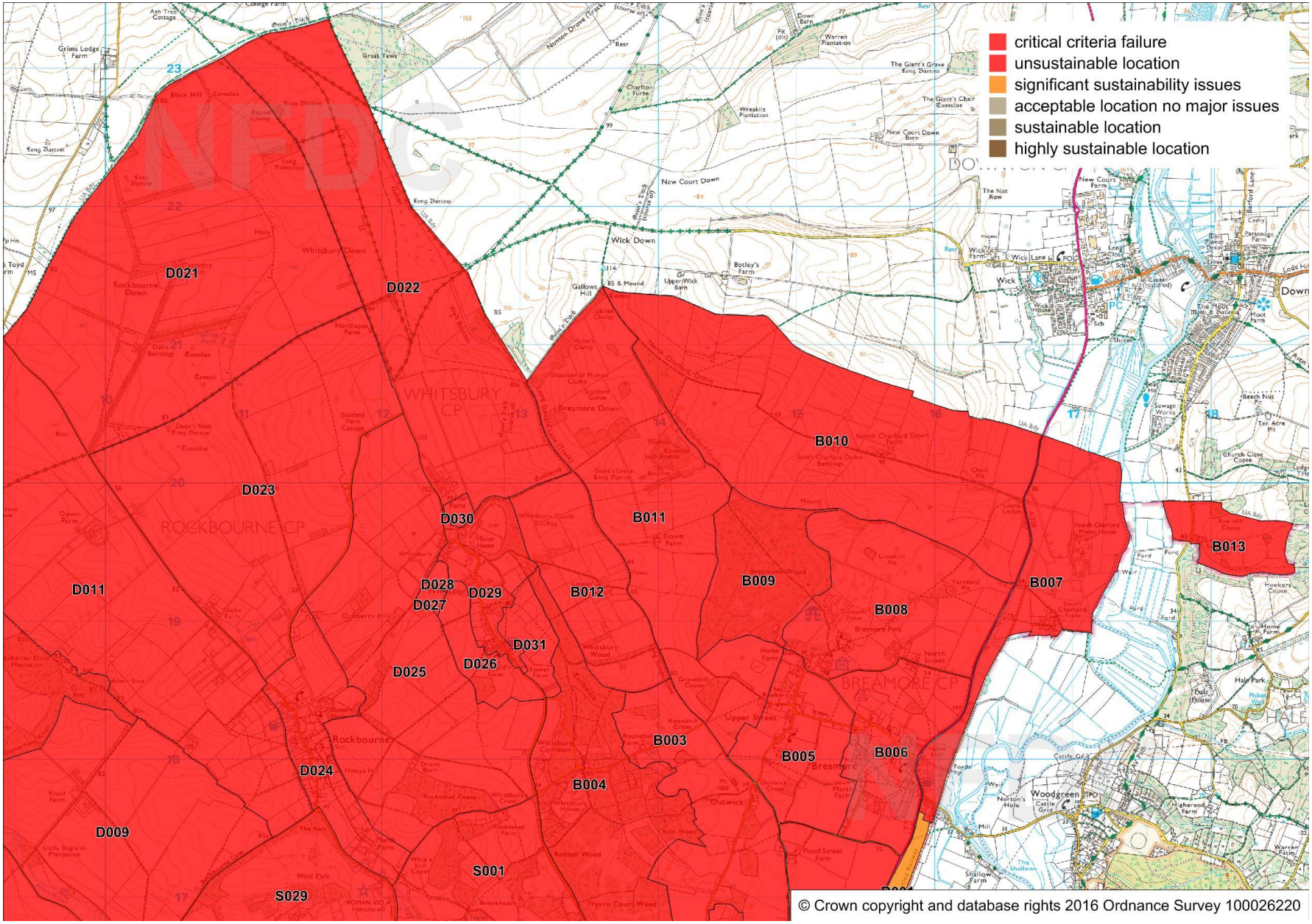
Map 18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significant sustainability issues
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S001
S029
B010
B011
B012
B009
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B013
B003
B005
B006
B004
WHITSBURY CP
ROCKBOURNE CP
BREAMORE CP
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Local Plan Review 2016-2036
Part One: Planning Strategy

DRAFT SUSTAINABILITY APPRAISAL
Appendix 5

SA Site Assessment Interim Scores

New Forest District outside the National Park

July 2016

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Key to SA Site Assessment Interim Scores

	Land where housing development would be unacceptably harmful to the environment or to high value landscapes, or where safety risks to occupiers would be unacceptably high.
	Site or area with very significant issues to address or where development would have impacts that in combination appear to make it unsuitable for housing.
	Site where housing development does not appear to face significant constraints or issues at this stage. Further work is required to confirm suitability for housing and any supporting services or infrastructure needed.

See SA Annex 1 - Appendix 4 for maps of each site.

SA Site Assessment Interim Scores

Site Ref	Area	Location	Overall Conclusion	SA Objectives								
				2 Accessible Services	3 Safety & Health	4 Thriving Economy	5 Protecting Wildlife	6 Open Spaces	7 Landscape & Townscape	8 Conserving Heritage	9 Natural Resources	10 Climate Change
B001	Breamore	Breamore										
B003	Breamore	Breamore										
B004	Breamore	Breamore (west of)										
B005	Breamore	Breamore Park (south)										
B008	Breamore	Breamore Park										
B009	Breamore	Breamore Park										
B010	Breamore	Breamore (north of)										
B011	Breamore	Breamore (west of)										
B012	Breamore	Breamore (west of)										
B013	Breamore	Breamore (east of)										
BS001	Bransgore & Sopley	Bransgore										
BS002	Bransgore & Sopley	Bransgore										
BS005	Bransgore & Sopley	Sopley										
BS007	Bransgore & Sopley	Sopley										
BS008	Bransgore & Sopley	Sopley										
BS009	Bransgore & Sopley	Sopley										
BS010	Bransgore & Sopley	Sopley										
BS011	Bransgore & Sopley	Sopley										
BS012	Bransgore & Sopley	Sopley										
BS014	Bransgore & Sopley	Sopley										
BS015	Bransgore & Sopley	Sopley										
BS016	Bransgore & Sopley	Sopley										
BS017	Bransgore & Sopley	Sopley										
BS018	Bransgore & Sopley	Sopley										
BS020	Bransgore & Sopley	Sopley										
BS021	Bransgore & Sopley	Sopley										
BS023	Bransgore & Sopley	Avon										
BS026	Bransgore & Sopley	Ripley										
BS029	Bransgore & Sopley	Bransgore										
BS030	Bransgore & Sopley	Bransgore										
BS031	Bransgore & Sopley	Ripley										
BS032	Bransgore & Sopley	Ripley										
BS033	Bransgore & Sopley	Ripley										

SA Site Assessment Interim Scores

Site Ref	Area	Location	Overall Conclusion	SA Objectives								
				2 Accessible Services	3 Safety & Health	4 Thriving Economy	5 Protecting Wildlife	6 Open Spaces	7 Landscape & Townscape	8 Conserving Heritage	9 Natural Resources	10 Climate Change
BS035	Bransgore & Sopley	Avon Tyrrell										
BS036	Bransgore & Sopley	Avon Tyrrell										
BS037	Bransgore & Sopley	Avon Tyrrell										
BS038	Bransgore & Sopley	Avon Tyrrell										
BS040	Bransgore & Sopley	Bransgore										
BS041	Bransgore & Sopley	Bransgore										
BS042	Bransgore & Sopley	Bransgore										
D002	Downlands	Damerham										
D003	Downlands	Damerham										
D004	Downlands	Damerham										
D005	Downlands	Damerham (south of)										
D006	Downlands	Damerham										
D007	Downlands	Damerham (west of)										
D008	Downlands	Damerham (west of)										
D009	Downlands	Damerham (north of)										
D010	Downlands	Martin (south of)										
D011	Downlands	Rockbourne (west of)										
D012	Downlands	Martin (south of)										
D015	Downlands	Martin										
D017	Downlands	Martin										
D018	Downlands	Martin (north of)										
D019	Downlands	Martin (north of)										
D020	Downlands	Martin (east of)										
D021	Downlands	Rockbourne (north of)										
D022	Downlands	Whitsbury (north of)										
D023	Downlands	Rockbourne (north of)										
D024	Downlands	Rockbourne village										
D025	Downlands	Rockbourne (east of)										
D026	Downlands	Whitsbury (west of)										
D027	Downlands	Whitsbury										
D028	Downlands	Whitsbury										
D029	Downlands	Whitsbury										
D030	Downlands	Whitsbury										

SA Site Assessment Interim Scores

Site Ref	Area	Location	Overall Conclusion	SA Objectives								
				2 Accessible Services	3 Safety & Health	4 Thriving Economy	5 Protecting Wildlife	6 Open Spaces	7 Landscape & Townscape	8 Conserving Heritage	9 Natural Resources	10 Climate Change
D031	Downlands	Whitsbury										
E003	Ellingham, Harbridge & Ibsley	Ellingham										
E004	Ellingham, Harbridge & Ibsley	Ellingham										
E005	Ellingham, Harbridge & Ibsley	Ringwood Forest										
E006	Ellingham, Harbridge & Ibsley	Ringwood Forest										
E007	Ellingham, Harbridge & Ibsley	Ringwood Forest										
E008	Ellingham, Harbridge & Ibsley	Ringwood Forest										
E009	Ellingham, Harbridge & Ibsley	Ringwood Forest										
E010	Ellingham, Harbridge & Ibsley	Ringwood Forest										
E011	Ellingham, Harbridge & Ibsley	Ringwood Forest										
E012	Ellingham, Harbridge & Ibsley	Ellingham										
E013	Ellingham, Harbridge & Ibsley	Ellingham										
E014	Ellingham, Harbridge & Ibsley	Ellingham										
E018	Ellingham, Harbridge & Ibsley	Harbridge										
E019	Ellingham, Harbridge & Ibsley	Harbridge										
E021	Ellingham, Harbridge & Ibsley	Ibsley										
E022	Ellingham, Harbridge & Ibsley	Ibsley										
E023	Ellingham, Harbridge & Ibsley	Harbridge										
E024	Ellingham, Harbridge & Ibsley	Harbridge										
E025	Ellingham, Harbridge & Ibsley	Harbridge										
E026	Ellingham, Harbridge & Ibsley	Harbridge										
E028	Ellingham, Harbridge & Ibsley	Ibsley										
F001	Fordingbridge	Midgham										
F002	Fordingbridge	Midgham										
F004	Fordingbridge	Bickton										
F005	Fordingbridge	North Gorley										
F006	Fordingbridge	North Gorley										
F007	Fordingbridge	North Gorley										
F008	Fordingbridge	North Gorley										
F011	Fordingbridge	Alderholt										
F012	Fordingbridge	Alderholt										
F013	Fordingbridge	Midgham										
F014	Fordingbridge	Fordingbridge										

SA Site Assessment Interim Scores

Site Ref	Area	Location	Overall Conclusion	SA Objectives								
				2 Accessible Services	3 Safety & Health	4 Thriving Economy	5 Protecting Wildlife	6 Open Spaces	7 Landscape & Townscape	8 Conserving Heritage	9 Natural Resources	10 Climate Change
F018	Fordingbridge	Fordingbridge										
F019	Fordingbridge	Fordingbridge										
F020	Fordingbridge	Fordingbridge										
F021	Fordingbridge	Bickton										
F022	Fordingbridge	Bickton										
F023	Fordingbridge	Bickton										
F027	Fordingbridge	Fordingbridge										
F029	Fordingbridge	Fordingbridge										
F030	Fordingbridge	Fordingbridge										
F031	Fordingbridge	Fordingbridge										
F032	Fordingbridge	Fordingbridge										
F033	Fordingbridge	Fordingbridge										
F034	Fordingbridge	Fordingbridge										
F036	Fordingbridge	Fordingbridge										
F037	Fordingbridge	Fordingbridge										
F038	Fordingbridge	Fordingbridge										
F039	Fordingbridge	Fordingbridge										
F040	Fordingbridge	Fordingbridge										
F041	Fordingbridge	Lower Burgate										
F042a	Fordingbridge	Lower Burgate										
F042b	Fordingbridge	Lower Burgate										
F043a	Fordingbridge	Upper Burgate										
F043b	Fordingbridge	Upper Burgate										
F044	Fordingbridge	Upper Burgate										
F045	Fordingbridge	Upper Burgate										
F046	Fordingbridge	Upper Burgate										
F047	Fordingbridge	Upper Burgate										
F048	Fordingbridge	Upper Burgate										
F049	Fordingbridge	Upper Burgate										
F050	Fordingbridge	Upper Burgate										
F051	Fordingbridge	Fordingbridge										
F052	Fordingbridge	Fordingbridge										
F053	Fordingbridge	Burgate										

SA Site Assessment Interim Scores

Site Ref	Area	Location	Overall Conclusion	SA Objectives								
				2 Accessible Services	3 Safety & Health	4 Thriving Economy	5 Protecting Wildlife	6 Open Spaces	7 Landscape & Townscape	8 Conserving Heritage	9 Natural Resources	10 Climate Change
F054	Fordingbridge	Lower Burgate										
F055	Fordingbridge	Fordingbridge										
F056	Fordingbridge	Fordingbridge										
F057	Fordingbridge	Fordingbridge										
F058	Fordingbridge	Fordingbridge										
F059	Fordingbridge	Fordingbridge										
F060	Fordingbridge	Ashford										
F061	Fordingbridge	Ashford										
F062	Fordingbridge	Ashford										
F063	Fordingbridge	Fordingbridge										
F064	Fordingbridge	Fordingbridge										
F065	Fordingbridge	Fordingbridge										
F066	Fordingbridge	Fordingbridge										
F067	Fordingbridge	Fordingbridge										
FH001	Fawley (Hardley/Holbury)	Holbury										
FH002	Fawley (Hardley/Holbury)	Holbury										
FH003	Fawley (Hardley/Holbury)	Holbury										
FH004	Fawley (Hardley/Holbury)	Blackfield										
FH005	Fawley (Hardley/Holbury)	Fawley										
FH008	Fawley (Hardley/Holbury)	Fawley										
FH009	Fawley (Hardley/Holbury)	Blackfield										
H004	Hythe & Dibden	Dibden Purlieu										
H007	Hythe & Dibden	Hythe										
H009	Hythe & Dibden	Hythe										
H010	Hythe & Dibden	Hythe										
H011	Hythe & Dibden	Hythe										
H013	Hythe & Dibden	Hythe										
H014a	Hythe & Dibden	Hythe										
H014b	Hythe & Dibden	Hythe										
H015	Hythe & Dibden	Hythe										
H016	Hythe & Dibden	Hythe										
H020	Hythe & Dibden	Buttsash										
HE001a	Hordle & Everton	Everton										

SA Site Assessment Interim Scores

Site Ref	Area	Location	Overall Conclusion	SA Objectives								
				2 Accessible Services	3 Safety & Health	4 Thriving Economy	5 Protecting Wildlife	6 Open Spaces	7 Landscape & Townscape	8 Conserving Heritage	9 Natural Resources	10 Climate Change
HE001b	Hordle & Everton	Everton										
HE002	Hordle & Everton	Everton										
HE003	Hordle & Everton	Everton										
HE004	Hordle & Everton	Everton										
HE005	Hordle & Everton	Everton										
HE006	Hordle & Everton	Everton										
HE007	Hordle & Everton	Everton										
HE008	Hordle & Everton	Everton										
HE009	Hordle & Everton	Everton										
HE010	Hordle & Everton	Everton										
HE011	Hordle & Everton	Everton										
HE012	Hordle & Everton	Everton										
HE013	Hordle & Everton	Everton										
HE014a	Hordle & Everton	Everton										
HE014b	Hordle & Everton	Everton										
HE016	Hordle & Everton	Everton										
HE017	Hordle & Everton	Everton										
HE018	Hordle & Everton	Everton										
HE019	Hordle & Everton	Hordle										
HE020	Hordle & Everton	Hordle										
HE021	Hordle & Everton	Hordle										
HE022	Hordle & Everton	Hordle										
HE023	Hordle & Everton	Hordle										
HE024	Hordle & Everton	Hordle										
HE025	Hordle & Everton	Hordle										
HE026	Hordle & Everton	Hordle										
HE027	Hordle & Everton	Hordle										
HE028	Hordle & Everton	Hordle										
HE029	Hordle & Everton	Hordle										
HE030	Hordle & Everton	Everton										
HE031	Hordle & Everton	Hordle										
HE032	Hordle & Everton	Hordle										
HE033	Hordle & Everton	Hordle										

SA Site Assessment Interim Scores

Site Ref	Area	Location	Overall Conclusion	SA Objectives								
				2 Accessible Services	3 Safety & Health	4 Thriving Economy	5 Protecting Wildlife	6 Open Spaces	7 Landscape & Townscape	8 Conserving Heritage	9 Natural Resources	10 Climate Change
HE034	Hordle & Everton	Everton										
HE035	Hordle & Everton	Hordle										
HE036	Hordle & Everton	Everton										
HE037	Hordle & Everton	Everton										
HE038	Hordle & Everton	Everton										
HE039	Hordle & Everton	Broadmead										
HE040	Hordle & Everton	Broadmead										
HE041	Hordle & Everton	Hordle										
HE042	Hordle & Everton	Hordle										
HE043	Hordle & Everton	Hordle										
HE044	Hordle & Everton	Hordle										
HE045	Hordle & Everton	Hordle										
HE046	Hordle & Everton	Hordle										
HE047	Hordle & Everton	Hordle										
HE048	Hordle & Everton	Hordle										
HE049	Hordle & Everton	Hordle										
HE050	Hordle & Everton	Hordle										
HE051	Hordle & Everton	Hordle										
HE052	Hordle & Everton	Hordle										
HE053	Hordle & Everton	Hordle										
HE054	Hordle & Everton	Hordle										
HE056	Hordle & Everton	Hordle										
HE057	Hordle & Everton	Hordle										
HE058	Hordle & Everton	Hordle										
HE059	Hordle & Everton	Hordle										
HE060	Hordle & Everton	Hordle										
HE061	Hordle & Everton	Hordle										
HE062	Hordle & Everton	Hordle										
HE063	Hordle & Everton	Hordle										
HE064	Hordle & Everton	Hordle										
HE065	Hordle & Everton	Hordle										
HE066	Hordle & Everton	Hordle										
HE067	Hordle & Everton	Hordle										

SA Site Assessment Interim Scores

Site Ref	Area	Location	Overall Conclusion	SA Objectives								
				2 Accessible Services	3 Safety & Health	4 Thriving Economy	5 Protecting Wildlife	6 Open Spaces	7 Landscape & Townscape	8 Conserving Heritage	9 Natural Resources	10 Climate Change
HE068	Hordle & Everton	Everton										
HIN001	Hinton	Hinton Admiral										
HIN002	Hinton	Hinton										
HIN003	Hinton	Hinton										
HIN004	Hinton	Hinton										
HIN005	Hinton	Hinton										
HIN006	Hinton	Hinton										
HIN007	Hinton	Hinton										
HIN008	Hinton	Hinton										
HIN010	Hinton	New Milton										
HIN011	Hinton	New Milton										
HIN012	Hinton	Hinton										
HIN013	Hinton	Hinton										
HIN014	Hinton	Hinton										
HIN015	Hinton	Hinton										
HIN016	Hinton	Hinton										
HIN017	Hinton	Hinton										
HIN018	Hinton	Hinton										
HIN019a	Hinton	Hinton										
HIN019b	Hinton	Hinton										
HIN020	Hinton	Hinton										
HIN022	Hinton	Hinton										
HIN023	Hinton	Hinton										
HIN024	Hinton	Hinton										
L001a	Lymington & Pennington	Lymington										
L001b	Lymington & Pennington	Upper Pennington										
L002	Lymington & Pennington	Lymington										
L003	Lymington & Pennington	Lymington										
L004	Lymington & Pennington	Lymington										
L005	Lymington & Pennington	Lymington										
L006a	Lymington & Pennington	Upper Pennington										
L006b	Lymington & Pennington	Upper Pennington										
L007	Lymington & Pennington	Lymington										

SA Site Assessment Interim Scores

Site Ref	Area	Location	Overall Conclusion	SA Objectives								
				2 Accessible Services	3 Safety & Health	4 Thriving Economy	5 Protecting Wildlife	6 Open Spaces	7 Landscape & Townscape	8 Conserving Heritage	9 Natural Resources	10 Climate Change
L009	Lymington & Pennington	Lymington										
L010	Lymington & Pennington	Lymington										
L011	Lymington & Pennington	Lymington										
L012	Lymington & Pennington	Lymington										
L013	Lymington & Pennington	Lymington										
L014	Lymington & Pennington	Lymington										
L019	Lymington & Pennington	Lymington										
L020	Lymington & Pennington	Pennington										
L021	Lymington & Pennington	Pennington										
L022	Lymington & Pennington	Pennington										
L023	Lymington & Pennington	Pennington										
L024	Lymington & Pennington	Pennington										
L025	Lymington & Pennington	Pennington										
L026	Lymington & Pennington	Pennington										
L027a	Lymington & Pennington	Pennington										
L027b	Lymington & Pennington	Pennington										
L028	Lymington & Pennington	Pennington										
L030	Lymington & Pennington	Pennington										
L031	Lymington & Pennington	Pennington										
L035	Lymington & Pennington	Pennington										
L036	Lymington & Pennington	Pennington										
L037	Lymington & Pennington	Pennington										
L038	Lymington & Pennington	Pennington										
L039	Lymington & Pennington	Lymington										
M001	Marchwood	Marchwood										
M002a	Marchwood	Marchwood										
M002b	Marchwood	Marchwood										
M004	Marchwood	Marchwood										
M005	Marchwood	Marchwood										
M006	Marchwood	Marchwood										
M007	Marchwood	Marchwood										
M008a	Marchwood	Marchwood										
M008b	Marchwood	Marchwood										

SA Site Assessment Interim Scores

Site Ref	Area	Location	Overall Conclusion	SA Objectives								
				2 Accessible Services	3 Safety & Health	4 Thriving Economy	5 Protecting Wildlife	6 Open Spaces	7 Landscape & Townscape	8 Conserving Heritage	9 Natural Resources	10 Climate Change
M009	Marchwood	Marchwood										
M010	Marchwood	Marchwood										
M011	Marchwood	Marchwood										
M012a	Marchwood	Marchwood										
M012b	Marchwood	Marchwood										
M013	Marchwood	Marchwood										
M014	Marchwood	Marchwood										
M017	Marchwood	Marchwood										
M018	Marchwood	Marchwood										
M019	Marchwood	Marchwood										
MS002	Milford on Sea	Milford on Sea										
MS003b	Milford on Sea	Milford on Sea										
MS005	Milford on Sea	Milford on Sea										
MS006	Milford on Sea	Milford on Sea										
MS007b	Milford on Sea	Milford on Sea										
MS008	Milford on Sea	Milford on Sea										
MS009	Milford on Sea	Keyhaven										
MS010	Milford on Sea	Milford on Sea										
MS011	Milford on Sea	Milford on Sea										
MS012	Milford on Sea	Milford on Sea										
MS013a	Milford on Sea	Milford on Sea										
MS013b	Milford on Sea	Milford on Sea										
MS015	Milford on Sea	Milford on Sea										
MS016	Milford on Sea	Milford on Sea										
MS017	Milford on Sea	Milford on Sea										
MS018	Milford on Sea	Milford on Sea										
MS019	Milford on Sea	Milford on Sea										
MS020	Milford on Sea	Milford on Sea										
MS021	Milford on Sea	Milford on Sea										
MS022	Milford on Sea	Milford on Sea										
MS023	Milford on Sea	Milford on Sea										
MS024	Milford on Sea	Milford on Sea										
MS025	Milford on Sea	Milford on Sea										

SA Site Assessment Interim Scores

Site Ref	Area	Location	Overall Conclusion	SA Objectives								
				2 Accessible Services	3 Safety & Health	4 Thriving Economy	5 Protecting Wildlife	6 Open Spaces	7 Landscape & Townscape	8 Conserving Heritage	9 Natural Resources	10 Climate Change
MS026	Milford on Sea	Milford on Sea										
MS027	Milford on Sea	Milford on Sea										
MS028	Milford on Sea	Milford on Sea										
MS029	Milford on Sea	Milford on Sea										
MS030	Milford on Sea	Milford on Sea										
MS031	Milford on Sea	Milford on Sea										
MS032	Milford on Sea	Milford on Sea										
MS033	Milford on Sea	Milford on Sea										
MS034	Milford on Sea	Milford on Sea										
MS035	Milford on Sea	Milford on Sea										
MS036	Milford on Sea	Milford on Sea										
MS038	Milford on Sea	Milford on Sea										
MS039	Milford on Sea	Milford on Sea										
MS040	Milford on Sea	Milford on Sea										
MS041	Milford on Sea	Milford on Sea										
MS042	Milford on Sea	Milford on Sea										
MS043	Milford on Sea	Milford on Sea										
MS044	Milford on Sea	Downton										
MS045	Milford on Sea	Downton										
MS047	Milford on Sea	Milford on Sea										
MS049	Milford on Sea	Milford on Sea										
MS050	Milford on Sea	Milford on Sea										
NM001	New Milton	New Milton										
NM002	New Milton	New Milton										
NM003	New Milton	New Milton										
NM004	New Milton	New Milton										
NM005	New Milton	New Milton										
NM006	New Milton	New Milton										
NM008	New Milton	New Milton										
NM009	New Milton	New Milton										
NM010	New Milton	New Milton										
NM011	New Milton	New Milton										
NM012	New Milton	New Milton										

SA Site Assessment Interim Scores

Site Ref	Area	Location	Overall Conclusion	SA Objectives								
				2 Accessible Services	3 Safety & Health	4 Thriving Economy	5 Protecting Wildlife	6 Open Spaces	7 Landscape & Townscape	8 Conserving Heritage	9 Natural Resources	10 Climate Change
NM013	New Milton	New Milton										
NM014	New Milton	New Milton										
NM015	New Milton	New Milton										
NM016	New Milton	New Milton										
NM017	New Milton	New Milton										
NM018	New Milton	New Milton										
NM019	New Milton	New Milton										
NM020	New Milton	New Milton										
NM021	New Milton	New Milton										
NM022	New Milton	Barton on Sea										
NM023	New Milton	Barton on Sea										
NM027	New Milton	Barton on Sea										
NM028	New Milton	Barton on Sea										
NM029	New Milton	New Milton										
NM030	New Milton	New Milton										
NM031	New Milton	New Milton										
NM032	New Milton	New Milton										
NM033	New Milton	New Milton										
NM034	New Milton	New Milton										
NM035	New Milton	New Milton										
NM036	New Milton	New Milton										
NM037	New Milton	New Milton										
NM038	New Milton	New Milton										
NM039	New Milton	New Milton										
NM040	New Milton	New Milton										
NM041	New Milton	New Milton										
NM042	New Milton	New Milton										
NM043	New Milton	New Milton										
NM044	New Milton	New Milton										
NM045	New Milton	New Milton										
NM046	New Milton	New Milton										
NM047	New Milton	New Milton										
NM048	New Milton	New Milton										

SA Site Assessment Interim Scores

Site Ref	Area	Location	Overall Conclusion	SA Objectives								
				2 Accessible Services	3 Safety & Health	4 Thriving Economy	5 Protecting Wildlife	6 Open Spaces	7 Landscape & Townscape	8 Conserving Heritage	9 Natural Resources	10 Climate Change
NM049	New Milton	New Milton										
NM050	New Milton	New Milton										
NM053	New Milton	New Milton										
NM054	New Milton	New Milton										
NM055	New Milton	New Milton										
NM057	New Milton	Barton on Sea										
R001	Ringwood	Kingston										
R002	Ringwood	Kingston										
R003	Ringwood	Kingston										
R005	Ringwood	Kingston										
R009	Ringwood	Kingston										
R010	Ringwood	Kingston										
R013	Ringwood	Moortown										
R014	Ringwood	Moortown										
R015	Ringwood	Moortown										
R016	Ringwood	Moortown										
R017	Ringwood	Moortown										
R018a	Ringwood	Ringwood										
R020	Ringwood	Ringwood										
R021	Ringwood	Ringwood										
R022	Ringwood	Ringwood										
R023	Ringwood	Ringwood										
R026	Ringwood	Ringwood										
R028	Ringwood	Ringwood										
R029	Ringwood	Ringwood										
R030	Ringwood	Ringwood										
R031	Ringwood	Ringwood										
R038	Ringwood	Blashford										
R040	Ringwood	Blashford Lakes										
R041b	Ringwood	Ringwood										
R042	Ringwood	Ringwood										
R044	Ringwood	Blashford										
R045	Ringwood	Blashford										

SA Site Assessment Interim Scores

Site Ref	Area	Location	Overall Conclusion	SA Objectives								
				2 Accessible Services	3 Safety & Health	4 Thriving Economy	5 Protecting Wildlife	6 Open Spaces	7 Landscape & Townscape	8 Conserving Heritage	9 Natural Resources	10 Climate Change
R046	Ringwood	Blashford										
R049	Ringwood	Ibsley										
S001	Sandleheath	Brookheath										
S002	Sandleheath	Fordingbridge										
S003	Sandleheath	Fordingbridge										
S004	Sandleheath	Sandleheath										
S005	Sandleheath	Sandleheath										
S006	Sandleheath	Sandleheath										
S007	Sandleheath	Sandleheath										
S008	Sandleheath	Ashford										
S010	Sandleheath	Ashford										
S011	Sandleheath	Sandleheath										
S012	Sandleheath	Sandleheath										
S013	Sandleheath	Sandleheath										
S014	Sandleheath	Sandleheath										
S015	Sandleheath	Ashford Water										
S016	Sandleheath	Sandleheath										
S017	Sandleheath	Sandleheath										
S018	Sandleheath	Sandleheath										
S019	Sandleheath	Sandleheath										
S020	Sandleheath	Sandleheath										
S021	Sandleheath	Sandleheath										
S022	Sandleheath	Sandleheath										
S023	Sandleheath	Sandleheath										
S024	Sandleheath	Sandleheath										
S025	Sandleheath	Sandleheath										
S026	Sandleheath	Sandleheath										
S027	Sandleheath	Sandleheath										
S028	Sandleheath	Sandleheath										
S029	Sandleheath	Sandleheath										
T001a	Totton & Eling	Blackhill										
T001b	Totton & Eling	Shelley Common										
T002	Totton & Eling	Totton										

SA Site Assessment Interim Scores

Site Ref	Area	Location	Overall Conclusion	SA Objectives								
				2 Accessible Services	3 Safety & Health	4 Thriving Economy	5 Protecting Wildlife	6 Open Spaces	7 Landscape & Townscape	8 Conserving Heritage	9 Natural Resources	10 Climate Change
T003	Totton & Eling	Totton										
T004	Totton & Eling	Totton										
T006	Totton & Eling	Totton										
T007	Totton & Eling	Totton										
T009	Totton & Eling	Totton										
T010	Totton & Eling	Totton										
T011b	Totton & Eling	Hillstreet										
T012	Totton & Eling	Totton										
T013	Totton & Eling	Totton										
T014a	Totton & Eling	Totton										
T014b	Totton & Eling	Totton										
T015	Totton & Eling	Totton										
T016	Totton & Eling	Totton										
T017	Totton & Eling	Totton										
T018	Totton & Eling	Totton										
T019	Totton & Eling	Totton										
T021	Totton & Eling	Totton										
T022	Totton & Eling	Totton										
T023	Totton & Eling	Totton										
T024	Totton & Eling	Totton										
T026	Totton & Eling	Totton										
T028	Totton & Eling	Totton										
T029	Totton & Eling	Totton										
T030	Totton & Eling	Totton										
T031a	Totton & Eling	Eling										
T031b	Totton & Eling	Totton										
T032	Totton & Eling	Totton										
T033	Totton & Eling	Totton										
T035	Totton & Eling	Eling										
T036	Totton & Eling	Totton										
T037	Totton & Eling	Totton										

Local Plan Review 2016-2036
Part One: Planning Strategy

DRAFT SUSTAINABILITY APPRAISAL
Annex 2

Preliminary Sustainability Appraisal of Green Belt consultation scenarios

New Forest District outside the National Park

July 2016

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Introduction

1. The New Forest Strategic Housing Market Assessment (2014) identified Objectively Assessed Need to provide 587-687 homes per annum. For the Plan Period 2016-2036 this equates to a total of 11,740 – 13,740 homes in total, with 12,740 homes the midpoint in the need range.

2. The Local Plan Review 2016-2036 document 'Initial Proposals for public consultation' sets out the implications of differing approaches to the release of land in Green Belt for housing development, in terms of the consequences for housing supply relative to Objectively Assessed housing need. This Draft Sustainability Appraisal Annex sets out a draft sustainability appraisal assessment of these three Consultation Scenarios against the ten Local Plan Sustainability Objectives. The three Local Plan Consultation scenarios are:

3. Scenario One: Protect and retain as Green Belt all land currently in Green Belt.

- Identified capacity for 6,020 homes (2,800 from commitments and small sites, 3,220 homes on new sites outside the Green Belt).
- As a result 100% of the Green Belt would be retained, and 47% of housing needs would be met, a shortfall of 6,720 homes (assessed against the midpoint of the need range).

4. Scenario Two: Protect and retain as Green Belt land in Green Belt that performs strongly or relatively strongly as Green Belt.

- Release for development Green Belt land that performs moderately or weakly as Green Belt, if it is also a sustainable location for housing development.
- Identified capacity for 7,685 homes (2,800 from commitments and small sites, 3,220 homes on new sites outside the Green Belt, and 1,665 homes on sustainable sites in Green Belt that perform weakly or moderately as Green Belt).
- As a result 97% of the Green Belt would be retained, and 60% of housing needs would be met, a shortfall of 5,055 homes (assessed against the midpoint of the need range).

5. Scenario Three: Release all sustainable locations for housing development from Green Belt

- Identified capacity for 10,040 homes (2,800 from commitments and small sites, 3,220 homes on new sites outside the Green Belt, 1,665 homes on sustainable sites in Green Belt that perform weakly or moderately as Green Belt, and 2,355 homes on land that performs more strongly as Green Belt).
- As a result 94% of the Green Belt would be retained, and 79% of housing needs would be met, a shortfall of 2,700 homes (assessed against the midpoint of the need range).

Assessment

6. Table A2 below assess the three Green Belt consultation scenarios using our ten sustainability appraisal objectives, setting out an initial conclusion for each relevant objective and commenting on the extent to which Green Belt is relevant and significant.

Preliminary conclusions

7. The choices we make about potential release of Green Belt land involve a trade-off between the significant social and economic benefits of providing and if possible fully meeting housing needs, and the potential for significant harm to the environment and important landscapes.

8. The social and economic benefits also include some important consequential effects of providing additional housing. More affordable housing could also be provided including more starter homes. The local economy would benefit in terms of general demand for goods and services. The locally resident working age population (which is projected to fall by 2,200) would be larger than it otherwise would be and in principle better able to meet the needs of the local economy without the need for longer distance commuting and its harmful environmental consequences.

9. The environmental and landscape consequences need to be weighed in the balance. There are two main points to note.

10. First, the general status of land as Green Belt (rather than other undesignated countryside) has no direct bearing on the level of harm to the environment or landscape that might arise from its release for development. This is because Green Belt is not designated on the basis of environmental or landscape quality or sensitivity. The impacts and the sustainability balance will vary from site to site and this will be assessed in more detail at the next stage of the process.

11. Second, whilst the Green Belt status of land has no specific bearing on the potential for environmental and landscape harm to be realised, in the context of this District the use of Green Belt land would enable higher levels of housing growth. Therefore decisions about potential release of Green Belt land bring into play the potential for greater harmful environmental and landscape impacts of higher levels of housing development if the sites – as in our case – are on green field land. The most significant potential impacts are:

    - The potentially harmful impact on sensitive and high quality landscapes, and in particular on the purposes and landscape of the New Forest National Park that may arise from increased development on its periphery.

    - The potentially higher impacts on the protected habitats and species, and in particular on the New Forest SPA and SAC, that arise may from increased recreational pressures likely with higher levels of housing growth.

12. Looking at the three scenarios in turn:

    - **Scenario 1** whilst giving maximum protection to Green Belt is likely to give rise to significantly adverse social effects in that more than half of housing needs would not be met, with related adverse but less severe consequences for the local economy and labour supply. This scenario has less potential for environmental harm to landscape and biodiversity, although all the proposed sites have been selected to avoid development in the most sensitive locations.

    - **Scenario 2** improves moderately upon scenario 1 in terms of meeting housing needs and supporting the economy, but the adverse social effects of protecting stronger Green Belt include that 40% of meeting housing would not be met. Potential for environmental harm to landscape and biodiversity is similar to scenario 1, as the release of weak to moderately performing Green Belt sites does not introduce significantly more development near to the National Park or other more sensitive areas.

    - **Scenario 3** performs positively in terms of meeting housing need whilst still falling short of meeting full need, with associated benefits in terms of economic objectives. It also enables more homes to be provided in locations more accessible to opportunities and facilities. This scenario has the most potential for environmental harm to landscape and biodiversity, including some large sites close to or bordering the National Park, although all the proposed sites have been selected to avoid development in the most sensitive locations.

Residual impacts would require more extensive mitigation and buffering assuming which significant harm to the environment could be avoided.

13. The extent to which potential harm to the landscape and to habitats and species actually occurs would depend to an extent on how site proposals are developed. There is significant scope to mitigate potentially adverse effects. Local Plan policies including site specific policies will have an important role in helping to ensure effective mitigation is achieved. With good quality site master planning and landscaping and the provision of attractive areas as recreational mitigation it is possible that additional housing development could achieve net benefits in landscape and environmental terms. This potential needs to be explored further and the benefits maximised.

Next Steps

14. This is a preliminary assessment carried out with the information available to date. When the full Local Plan evidence base is available, a fuller assessment will be possible which may draw different conclusions.

15. The next stages of the sustainability appraisal will also assess all other reasonable alternative approaches to housing supply. This will include an assessment of any reasonable options we can identify to achieve higher levels of housing supply, to better or fully meet housing need.

Table A2: Preliminary Sustainability Appraisal of Green Belt Consultation Scenarios

SA Objectives for Local Plan Review	Scenario 1 **Protect ALL Green Belt.** Total supply c6,000 homes	Scenario 2 **Protect STRONGER Green Belt.** Total supply c7,700 homes	Scenario 3 **Sustainable sites in Green Belt released.** Total Supply c10,000 homes	Commentary **Based on issues identified in Local Plan consultation document July 2016, SA Scoping Report, and emerging SA Site Appraisals**
1. Meeting Housing Needs To provide for local housing needs	**- -**	**-**	**+**	• **Relevance of Green Belt land release to this objective**: Highly relevant. • Decisions about the extent of protection of the existing Green Belt would significantly affect how the Local Plan would perform against this SA objective. • **To achieve a ++ assessment rating:** would require meeting housing needs of 11,740 – 13,740 homes in full, in a sustainable manner. • Releasing land in sustainable locations from the Green Belt for development would enable more homes to be provided to better meet housing needs • The release of all potentially sustainable locations for housing from the Green Belt identified would not provide enough land for all housing needs to be fully met, but would significantly increase the proportion of need that would be met. • The amount of affordable housing (including starter homes) and other types of specialised housing provided would likely increase if the total amount of housing provided increased
2. Accessible Opportunities, Facilities and Services To provide a range of services, facilities and opportunities that are accessible to the local community and reduce the need to travel	**0**	**0?**	**+?**	• **Relevance of Green Belt land release to this objective:** Moderate and mixed relevance. • Not relevant for new facilities and services, some relevance for access to existing facilities, services and opportunities. • **To achieve a ++ assessment rating**: would require all proposed sites to have very good access to a wide range of services and facilities; whether existing, provided on site or a mix of both. • Some sustainable locations in the Green Belt, and especially stronger performing Green Belt, have better than average access to existing facilities and opportunities including public transport in some of the larger towns in the district, probably better than would otherwise be available or could be provided in alternative (new) locations elsewhere • Not relevant for new facilities and services which would for the most part be provided alongside new homes, whether or not the homes were on land currently in Green Belt.
3. Safe and Healthy Environments To provide safe, healthy and secure living environments including by preventing, avoiding or managing flooding, pollution, other significant hazards and the potential for crime.	Screened out for the assessment of differing strategic approaches to the release of land in Green Belt for housing development.			• **Relevance of Green Belt land release to this objective:** Limited relevance, screened out for the assessment of differing strategic approaches to the release of land in Green Belt Observations: • Neither the status of land as Green Belt nor the development of land in Green Belt would have any bearing on whether or not a safe and healthy living and working environment could be provided.
4. A Thriving Economy Support a thriving, sustainable local economy making best use of local skills, assets and resources.	**-?**	**-/0?**	**+?**	• **Relevance of Green Belt land release to this objective**: Limited and indirect relevance • **To achieve a ++ assessment rating**: The Local Plan would provide for the full range of identified or likely business and employment needs. • The district already has strategic employment land reserves available outside the Green Belt. But land in Green Belt provides the only realistic option to meet needs for smaller and flexible premises for smaller local businesses to start up or expand into in the southern coastal towns. • Higher levels of residential development arising if land in Green Belt is included would likely result in greater levels of demand for services provided by some local business including shops, and could offer more local employment and contracting opportunities. • Potential use of land in Green Belt is not relevant to the tourism sector or for skills/training .

SA Objectives for Local Plan Review	Scenario 1 **Protect ALL Green Belt.** Total supply c6,000 homes	Scenario 2 **Protect STRONGER Green Belt.** Total supply c7,700 homes	Scenario 3 **Sustainable sites in Green Belt released.** Total Supply c10,000 homes	Commentary **Based on issues identified in Local Plan consultation document July 2016, SA Scoping Report, and emerging SA Site Appraisals**
5. Protecting Biodiversity and Wildlife Protect and enhance biodiversity and safeguard wildlife and the integrity of nature conservation sites	**-/0?**	**-/0?**	**-?**	• **Relevance of Green Belt land release to this objective**: Significant in terms of the quantum of housing that could be delivered rather than anything specific to Green Belt status. • **To achieve a ++ assessment rating**: Habitat mitigation and green infrastructure provision alongside development would need to significantly improve habitats, benefit protected species and other wildlife, and enhance European nature conservation sites (Natura 2000 sites). • Development anywhere in the district requires mitigation for recreational impacts on the New Forest SPA and SAC. • All development has the potential to adversely affect other local biodiversity, whether or not the land is Green Belt. The extent of potential harm will vary from site to site relative to the proximity and significance of habitats and species in the locality, and sites in Green Belt do not appear to have more local biodiversity value thus potential for harm. • Potential for harm does not mean that harm would be realised. On a site by site basis green infrastructure provision (reinforcing existing GI features) and recreational mitigation for habitat impacts should adequately mitigate potential impacts and may lead to improvements at site level. • Whilst there is scope for development to have a neutral or beneficial effect on wildlife and biodiversity at site level, higher levels of development are on balance more likely to be more harmful and to increase the base level of habitat disturbance, even if these effects are adequately mitigated to avoid significant harm.
6. Accessible Green Space, Coast and Water Bodies Protect and where possible provide and enhance public open spaces, green infrastructure & access to the countryside, coast & water bodies.	Screened out for the assessment of differing strategic approaches to the release of land in Green Belt for housing development.			• **Relevance of Green Belt land release to this objective**: Limited relevance, screened out for the assessment of differing strategic approaches to the release of land in Green Belt. Observations: • The status of land as Green Belt or not has no bearing on the potential of individual sites to provide open space and to protect, provide or enhance access to countryside and coast • It could be argued that if development options in Green Belt are included, more sites would be developed and as a consequence more open space would be provided, and more currently private land would become accessible for public recreation.
7. Protecting Landscape and Townscape To maintain, enhance and create high quality places.	**-/0?**	**-?**	**-**	• **Relevance of Green Belt land release to this objective**: mixed and site-specific • **To achieve a ++ assessment rating**: new development would be to a high standard of design and appropriate to its context in terms of form and materials, with a layout, landscaping and planting that preserves and enhances the quality of the landscape and important landscape and townscape features. Much of the detail could only be judged at planning application stage. • Potential development sites in Green Belt include some land that borders or is very close to important landscape features including the New Forest National Park and Conservation Areas, increasing the potential for harmful impacts (unless adequately mitigated) • Any growth and more so higher growth scenarios would reduce the extent of physical separation between some settlements, but is unlikely to result in the physical or visual coalescence of settlements. • No proposed sites are of high landscape value or sensitivity in their entirety, and none are in the most tranquil or remote rural areas. We would expect more sensitive parts of development sites to be protected and enhanced within any development scheme, for example mitigating landscape impacts whilst also providing recreational mitigation for habitat impacts. • Release of strongly performing Green Belt would have some local impact on the sense of open countryside, although Green Belt status is not an indicator of landscape or townscape quality.

SA Objectives for Local Plan Review	Scenario 1 **Protect ALL Green Belt.** Total supply c6,000 homes	Scenario 2 **Protect STRONGER Green Belt.** Total supply c7,700 homes	Scenario 3 **Sustainable sites in Green Belt released.** Total Supply c10,000 homes	Commentary **Based on issues identified in Local Plan consultation document July 2016, SA Scoping Report, and emerging SA Site Appraisals**
8. Conserving Heritage To conserve, manage and enhance historic buildings and places	**0?**	**0?**	**0?**	• **Relevance of Green Belt land release to this objective**: Limited strategic relevance, some relevance at individual site level • **To achieve a ++ assessment rating:** new development should avoid harm to and wherever possible enhance heritage assets and their settings, especially heritage assets at risk • The extent or sensitivity of heritage assets so differences between the three Green Belt scenarios do not significantly affect how the Local Plan performs against this objective. • North Lymington site adjoins a conservation area than encompasses Buckland Rings Scheduled Ancient Monument. North Marchwood site adjoins the RNAD conservation area. Various listed buildings or their settings could be affected by future development in or out of Green Belt but in principle potential adverse effects are likely to be be avoidable or able to be mitigated assuming the Local Plan includes appropriate general and site specific policies for heritage assets.
9. Sustainable Natural Resources To conserve or manage natural resources and their sustainable use within environmental limits.	**0?**	**0?**	**-?**	• **Relevance of Green Belt land release to this objective**: Limited, indirect and mainly site-specific relevance • **To achieve a ++ assessment rating**: new development should avoid harm to and maximise the beneficial use of natural resources. • There is no intrinsic difference between land designated Green Belt or not in terms of sustainable resource management, resource potential varies from site to site • A number of sites including almost all in the Green Belt have potential sand or gravel resource. Where commercially viable and compatible with neighbouring uses the resource is likely to be worked prior to development, but perhaps not utilised as fully as it otherwise would be. • Further investigation is required to consider effects in the water cycle and water bodies for all site proposals, but in general terms the higher levels of development that would arise if Green Belt sites are included would increase resource demand and potential impacts on water bodies.
10. Managing Climate Change To minimise contributions to climate change and mitigate and adapt to its effects.	Screened out for the assessment of differing strategic approaches to the release of land in Green Belt for housing development.			• **Relevance of Green Belt land release to this objective**: Limited and indirect relevance, screened out for the assessment of differing strategic approaches to the release of land in Green Belt Observations: • The status of land as Green Belt has no direct bearing on the climate change implications of developing that site. • No proposed strategic housing site whether or not in Green Belt is in Flood Risk Zones 2 or 3, excepting small or peripheral parts in FZ2 likely if allocated to form part of the landscaping, open space or habitat mitigation areas. Draft SA will be updated with more detailed SFRA assessment • It could be argued that use of Green Belt sites would increase the overall level development and thus increase overall climate change impacts. On the other hand some of the largest proposed Green Belt sites offer the greatest potential to access facilities and services by public transport, walking and cycling.