



For and on behalf of
Botley Parish Council

**Botley Neighbourhood Plan
Sustainability Appraisal
(Incorporating Strategic Environmental Assessment)**

**Prepared by
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CONTENTS	PAGE
1.0 Introduction.....	4
a) What is Sustainability Appraisal?.....	4
b) What is Strategic Environmental Assessment?.....	4
c) Who has carried out this Sustainability Appraisal?.....	5
d) Structure of the Sustainability Appraisal.....	5
2.0 The Sustainability Appraisal Process.....	6
a) Overview of the Sustainability Appraisal Progress.....	6
b) Screening / Scoping.....	6
3.0 Botley Neighbourhood Plan Context.....	9
a) Area Covered.....	9
b) Contents of the Neighbourhood Plan.....	9
4.0 The Sustainability Appraisal Framework.....	11
a) What is the Sustainability Appraisal Framework?.....	11
b) Developing the Neighbourhood Plan Sustainability Appraisal Framework.....	11
c) Botley Neighbourhood Plan Sustainability Appraisal Framework.....	11
5.0 Vision and Objectives Appraisal.....	17
a) Sustainability Appraisal.....	17
b) Justification.....	21
c) Required Alternatives.....	22
6.0 Neighbourhood Plan Policies Appraisal.....	23
a) Sustainability Appraisal.....	23
b) Summary.....	28
7.0 Sustainability Appraisal of the Alternatives.....	29
a) Alternatives to having a Neighbourhood Plan.....	29
b) Alternative Scales of Growth.....	30
c) Alternative Locations for Growth.....	32
8.0 Appraisal of Secondary, Cumulative and Synergistic Effects.....	51
9.0 Monitoring.....	55
 APPENDICES	
APPENDIX 1 Strategic Environment Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Statement for the Draft Botley Neighbourhood Plan EA Screening Opinion, Eastleigh Borough Council (February 2022).....	56

1.0 INTRODUCTION

a) What is Sustainability Appraisal?

- 1.1** The Sustainability Appraisal (SA) is a systematic process that must be carried out during the preparation of plans and spatial development strategies. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. Sustainable development is about ensuring that the needs of everyone can be met now, without compromising the ability of future generations to meet their own needs. Put simply, sustainability looks at balancing a range of competing environmental, social and economic objectives when making decisions about the development and use of land.
- 1.2** The SA process is an opportunity to consider ways by which the plan can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have. By doing so, it can help make sure that the proposals in the plan are appropriate given the reasonable alternatives. It can be used to test the evidence underpinning the plan and help to demonstrate how the tests of soundness have been met. Sustainability Appraisal should be applied as an iterative process informing the development of the plan.
- 1.3** There is no legal requirement for a neighbourhood plan to have a sustainability appraisal as set out in section 19 of the Planning and Compulsory Purchase Act 2004. However, a qualifying body must demonstrate how its plan or order will contribute to achieving sustainable development. A proportionate approach can be taken to this and preparing a SA is one such approach that can be used.
- 1.4** The Botley Neighbourhood Plan (the Plan) SA is being carried out to ensure that the policies included in the Plan are sustainable, thereby ensuring they are effective in providing for the current residents of the area, as well as future residents. This SA of the Plan is also being carried out as a means to ensure and demonstrate that the principles of sustainable development as defined by the National Planning Policy Framework (NPPF) have been taken into account in its preparation.
- 1.5** Appraising the Plan will enable the Neighbourhood Plan Committee to identify any issues with the Plan that may affect its sustainability. This in turn will allow the Neighbourhood Plan Committee to address these issues by amending the Plan, ensuring the final document itself contributes to the achievement of sustainable development.
- 1.6** This report sets out the outcomes of the SA of the Botley Parish Neighbourhood Development Plan. The report will assist in refining the Neighbourhood Plan prior to its submission to Eastleigh Borough Council.

b) What is Strategic Environmental Assessment?

- 1.7** In some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a Strategic Environmental Assessment (SEA). Draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects. This initial assessment process is commonly referred to as a 'screening' assessment and the requirements are set out in regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.8** If it is concluded that strategic environmental assessment is required, an environmental report must be prepared in accordance with paragraphs (2) and (3) of regulation 12 of those regulations. The assessment of plans deemed to have a significant environmental impact is also a requirement of the European SEA Directive (2001/42/EC).

- 1.9 One of the basic conditions that will be tested by the independent examiner is whether the making of the neighbourhood plan is compatible with relevant legal obligations including Strategic Environmental Assessment.
- 1.10 The scoping stage of the SEA (see section 2(b) below) identified that due to the Botley Parish Neighbourhood Development Plan including site allocations and being in close proximity to a number of European protected sites, the undertaking of an SEA in accordance with the European Directive has been considered necessary and the elements of this have been incorporated into this SA. The SA process therefore ensures that potential environmental effects are given full consideration alongside social and economic issues.
- 1.11 The strategic environmental assessment should only focus on what is needed to assess the likely significant effects of the neighbourhood plan. It should focus on the environmental impacts which are likely to be significant. It does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the neighbourhood plan.
- c) Who has carried out this Sustainability Appraisal?**
- 1.12 This SA of the Botley Neighbourhood Plan has been undertaken and produced by DLP Planning working in conjunction with Botley Parish Council, in particular with the Neighbourhood Plan Committee.
- d) Structure of the Sustainability Appraisal**
- 1.13 This SA of the Botley Neighbourhood Plan is structured as follows:
- **Section 2: The Sustainability Appraisal Process** – This section outlines the process for undertaking SA that we have used, including details of the Scoping exercise that has been carried out.
 - **Section 3: Botley Neighbourhood Plan Context** – This section sets out the broad context and contents of Botley Neighbourhood Plan that will be examined through the SA process.
 - **Section 4: The Sustainability Appraisal Framework** – This section introduces the Sustainability Appraisal Framework that will be utilised to appraise the Botley Neighbourhood Plan. Using the recently adopted Local Plan as a template, this section will develop Sustainability Appraisal Objectives suitable for use in appraising the Neighbourhood Plan.
 - **Section 5: Vision and Objectives Appraisal** – This section presents the Sustainability Appraisal of the Neighbourhood Plan's Vision and Objectives using the Sustainability Appraisal Framework Objectives set out in Section 4.
 - **Section 6: Neighbourhood Plan Policies Appraisal** – This section presents the Sustainability Appraisal of the individual policies contained within the Botley Neighbourhood Plan using the Sustainability Appraisal Framework Objectives set out in Section 4.
 - **Section 7: Sustainability Appraisal of Alternatives** – This section assesses the effects of alternatives to the Botley Neighbourhood Plan, including the alternative where no Neighbourhood Plan is produced.
 - **Section 8: Appraisal of Secondary, Cumulative and Synergistic Effects** – This section assesses the secondary, cumulative and synergistic effects of the Neighbourhood Plan on the sustainability of the Neighbourhood Plan area.
 - **Section 9: Monitoring** – This final section of this Sustainability Appraisal details how the SA document will be monitored.

2.0 THE SUSTAINABILITY APPRAISAL PROCESS

a) Overview of the Sustainability Appraisal Progress

2.1 The Sustainability Appraisal process is an ongoing and iterative process. It can be divided into the following stages, as set out in National Planning Practice Guidance (PPG):

- **Stage A: Screening / Scoping** – The initial Screening stage involves consulting the Local Planning Authority and other relevant consultation bodies in order to determine whether the Neighbourhood Plan is likely to have significant effects and whether a SA / SEA is required. The Scoping stage identifies the scope and level of detail of information to be included in the SA report. It sets out the context, objectives and approach of the assessment and identifies relevant environmental, economic and social issues and objectives. A key aim of the Scoping stage is to ensure that the SA process is proportionate and relevant to the plan being assessed. This stage involves consultation with relevant consultation bodies. The outcomes of the Screening / Scoping stage of the Botley Neighbourhood Plan are detailed in section 2(b) below.
- **Stage B: Baseline information** – This stage sets out the existing environmental, economic and social characteristics of the area likely to be affected by the Neighbourhood Plan, and their likely evolution without implementation of new policies. It provides the basis against which to assess the likely effects of alternative proposals in the draft Neighbourhood Plan. The area likely to be affected may lie outside the designated neighbourhood area and the local planning authority boundary and plan makers may need to obtain information from other local planning authorities. Wherever possible data should be included on historic and likely future trends, including a 'no Neighbourhood Plan' or 'business as usual' scenario (i.e. anticipated trends in the absence of the Neighbourhood Plan being introduced). This information will enable the potential effects of the implementation of the Neighbourhood Plan to be assessed in the context of existing and potential environmental, economic and social trends.
- **Stage C: Establishing the Sustainability Appraisal Framework** – the SA Framework sets out a series of objectives and indicators against which the Neighbourhood Plan and its likely effects are assessed.
- **Stage D: Developing and refining options (including reasonable alternatives) and assessing the likely effects of the Neighbourhood Plan and alternatives** – the SA needs to identify, describe and evaluate the likely significant effects of implementing the plan policies and of the reasonable alternatives, taking into account the objectives and geographical scope of the plan. The SA will also consider ways of mitigating adverse effects and maximising beneficial effects.
- **Stage E: Preparing the SA Report** – the SA Report sets out the appraisal process and findings, showing how the necessary requirements have been met as well as recording the wider assessment of environmental, social and economic effects.
- **Stage F: Consulting with stakeholders** – the SA will be consulted on alongside the Neighbourhood Plan. The SA will only need to be modified if changes are made to the Neighbourhood Plan following consultation that would likely give rise to significant effects.
- **Stage G: Monitoring** – the significant effects of implementing the Neighbourhood Plan once adopted should be monitored. This will enable any unforeseen adverse effects to be identified at an early stage and to enable appropriate remedial actions.

b) Screening / Scoping

2.2 Work on the SA of the Botley Neighbourhood Plan began in February 2022 with the submission of a request to Eastleigh Borough Council for a Screening Opinion. In accordance with the Environmental Assessment of Plans and Programmes Regulations

2004 and European Directive 2001/42/EC a Screening Opinion on the need for a Strategic Environmental Assessment (SEA) for the Neighbourhood Plan was subsequently prepared by Eastleigh Borough Council. Following consultation with Statutory Bodies, including the Environment Agency, Natural England and Historic England, this Screening Opinion (attached at **Appendix 1**) concluded that the Neighbourhood Plan is likely to have significant environmental effects and a full SA is required, incorporating elements of SEA.

2.3 Paragraph 6.1 of the Council's Screening Opinion states that *"This SEA screening has identified that the initial screening draft of the [Botley Neighbourhood Plan] may have significant effects on the environment meaning that there is a need for a full SEA to be undertaken".* The report also set out the required scope of the SEA, recommending that special consideration be given to the impacts of new developments on water quality, air quality and habitats.

2.4 Responses to the Council's draft Screening Opinion were also received from the three statutory consultees, which have been summarised as follows:

- **Natural England** stated in their response that they were unable to fully assess the potential impacts of the plan on statutory nature conservation sites or protected landscapes at this time. However, they reserved the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage should the responsible authority seek their views on the scoping or environmental report stages.
- **Historic England** stated in their response, *"The proposed neighbourhood plan includes two housing-led site allocations (Policy 7: SLAA-3-20-C northern parcel Woodhill School and Policy 8: SLAA-3-21-C southern parcel Woodhill School). The grade II listed Brook House (1337023) is located within the Policy 7 allocation and the setting of the building may extend into the area proposed for allocation by Policy 8. Therefore, we consider that the plan is likely to result in significant effects on cultural heritage and it is our opinion that a full SEA of the neighbourhood plan is required."*
- **Environment Agency** stated in their response, *"we would agree that a SEA is required for this plan. There is potential for the Botley NP to have significant effects on the environment. Our main concern is in relation to flood risk. The NP looks to allocate 2 sites. We have concerns regarding these sites due to the fact that according to our flood map for planning they are within current day flood zone 3. The NPPF is very clear that flood risk areas should be avoided wherever possible to ensure that risk is not increased either to the site itself or others as a result of the development. As part of the evidence base for bringing the plan forward, we would expect the flood risk sequential test to be undertaken to demonstrate that there are no other sites available at lower flood risk. If this can be passed then a strategic flood risk assessment should be undertaken to demonstrate that the sites can be made safe for the lifetime of the development proposed and do not increase flood risk to others. Only if this is possible should the sites be allocated"*. Flood risk assessment of the proposed allocation sites has been undertaken separately from this SEA.

2.5 Alongside the SEA Screening Opinion, Eastleigh Borough Council also prepared a Habitats Regulations Assessment (HRA) Screening Assessment of the Draft Botley Neighbourhood Plan. The Stage 1 HRA concluded that Draft Neighbourhood Plan Policies 4, 7 and 8 could have significant effects on protected European designated sites – primarily Solent & Southampton Water SPA and Ramsar and Solent Maritime SAC due to their nearby proximity to development which is proposed in the screening draft of the Botley

Neighbourhood Plan. As such, the Council concluded that a full 'appropriate assessment'¹ would be required. This Appropriate Assessment has been prepared separately by The Landscape Partnership Ltd (May 2022).

¹ A plan or project may also require an appropriate assessment, as set out in the Conservation of Habitats and Species Regulations 2017 (as amended), if it is considered likely to have significant effects on a habitats site. A sustainability appraisal should take account of the findings of an appropriate assessment, if one is undertaken. An appropriate assessment, under the Conservation of Habitats and Species Regulations 2017 (as amended), identifies whether a plan or project is likely to have a significant effect on a habitats site, either alone or in combination with other plans or projects. This assessment must determine whether significant effects on that site can be ruled out on the basis of objective information.

3.0 BOTLEY NEIGHBOURHOOD PLAN CONTEXT

a) Area Covered

3.1 The Botley Neighbourhood Plan covers the neighbourhood area as designated by Eastleigh Borough Council on 30 November 2015.

b) Contents of the Neighbourhood Plan

3.2 The Botley Neighbourhood Plan has been produced in accordance with the Neighbourhood Planning (General) Regulations 2012 and meets the basic conditions set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990. The Neighbourhood Plan, alongside the strategic policies in the recently adopted local plan for Eastleigh Borough Council, seeks to support and direct the development and growth of the area up to 2036.

3.3 This neighbourhood plan contains a vision for the future of Botley, setting out the planning policies that will deliver and guide the future development of the neighbourhood area up to 2036. The neighbourhood plan aims to ensure that Botley develops in a way that supports the livelihood and wellbeing of its residents and visitors, both current and future, whilst preserving and enhancing the character of the neighbourhood area.

3.4 The Neighbourhood Plan will form part of the Eastleigh Borough Council's Local Development Plan. The plan has been prepared by the community through the Botley Neighbourhood Plan Committee on behalf of Botley Parish Council. It aims to guide development within the neighbourhood area, and such development should be carried out in accordance with the plan. Applications for new development will be required to be in conformity with the Botley Neighbourhood Plan. This means that it will be considered by Planning Officers in Eastleigh Borough Council when determining planning applications.

3.5 The Botley Neighbourhood Plan is structured as follows:

Part 1: Introduction

3.6 The first part of the Neighbourhood Plan outlines the purpose of the plan and the policy context in the following sections:

- **Purpose of the plan:** This section provides a summary of the purpose of the plan.
- **Policy context:** This section sets the context of the plan within the Eastleigh Borough Council's adopted Local Plan.
- **Key stages in the preparation of the plan:** This section sets out a timeline for which the plan is set to be completed.
- **Monitoring the plan:** This section sets out the future need for monitoring and maintaining the plan.

Part 2: Local Context

3.7 Part 2 of the Neighbourhood Plan sets out the local context of the area, covering the following topics:

- History of Botley
- Botley Today
- Local Infrastructure
- Profile of the community in 2011 and 2020
- Local infrastructure and growth

Part 3: Vision and Objectives

3.8 Part 3 of the Neighbourhood Plan outlines the Vision and Objectives for the plan. This

includes a vision statement that covers the economy, environment and character, housing and transport.

Part 4: Policies

- 3.9 Part 4 of the Neighbourhood Plan gives an introduction to the policies, and the relevance of sustainable development.

Part 5: Economy Policies

- 3.10 Part 5 of the Neighbourhood Plan sets out the following policies:

- Policy 1: Retention of Existing Commercial Premises
- Policy 2: Retail development sites

Part 6: Environment & Character Policies

- 3.11 Part 6 of the Neighbourhood Plan sets out the following policies:

- Policy 3: Local Green Space
- Policy 4: Developer contribution
- Policy 5: Settlement gaps
- Policy 6: New cemetery provision

Part 7: Development in Botley

- 3.12 Part 7 of the Neighbourhood Plan outlines the aims of the development policies and provides a table of allocated sites.

Part 8: Development Policies

- 3.13 Part 8 of the Neighbourhood Plan sets out the following policies:

- Policy 7: Future development – site one SLAA-3-20-C Woodhill School north
- Policy 8: Future development - site two SLAA-3-21-C Woodhill School south
- Policy 9: site BO3
- Policy 10: Utilities provision
- Policy 11: Flood mitigation
- Policy 12: Strategic high and intermediate pressure pipelines and high voltage electric cables
- Policy 13: Parking standards for new residential developments
- Policy 14: Mix of housing
- Policy 15: Materials

Part 9: Traffic Policies

- 3.14 Part 9 of the Neighbourhood Plan sets out the following policies:

- Policy 17: Parking infrastructure
- Policy 18: Community facilities

Part 10: Community Aspirations

- 3.15 Part 10 of the Neighbourhood Plan outlines the need to meet community aspirations and sets out the role of the Community Plan Steering Group.

Part 11: Appendices

- 3.16 Part 11 of the Neighbourhood Plan contains a number of appendices.

4.0 THE SUSTAINABILITY APPRAISAL FRAMEWORK

a) What is the Sustainability Appraisal Framework?

- 4.1** To effectively appraise the Neighbourhood Plan for Botley Parish Council, a clear, concise and effective framework is needed; one that addresses all aspects of sustainable development.
- 4.2** In order to assess what options would be most sustainable for the future development of the area, the key sustainability issues affecting the Plan were identified. These cover social, economic and environmental issues, although there is inevitably overlap between them. For example, certain issues, such as climate change, have environmental, economic and social implications.
- 4.3** The key sustainability issues identified under each of these themes include, for example:
- Social – housing supply; crime and community safety; health and recreation; and provision of social capital.
 - Economic – business development (existing and new) and job creation; site and infrastructure provision; and town and rural centres.
 - Environmental – preventing loss of priority habitats; protection and enhancement of the green infrastructure; protecting the historic environment; minimising flood risk and impacts on air quality; efficient use of resources; and minimising the impacts of climate change.
- 4.4** These sustainability issues have been taken into consideration in the production of the Sustainability Appraisal Framework for the Draft Plan, ensuring the Plan itself ultimately addresses all of the issues.

b) Developing the Neighbourhood Plan Sustainability Appraisal Framework

- 4.5** To ensure consistency with the Eastleigh Borough Council Local Plan 2016-2036, this SA for the Draft Neighbourhood Plan will broadly follow the framework as was used for the SA of the Local Plan. It has been agreed between members of Botley Parish Council and Planning Officers at Eastleigh Borough Council that this is an acceptable approach. However, several amendments to the framework have been made to reflect the smaller, more localised scale of the Neighbourhood Plan area.
- 4.6** The Sustainability Appraisal Framework developed for Eastleigh Borough Council's recently adopted Local Plan consists of a series of objectives and decision-making criteria. These have been devised with regard to both national and regional sustainability objectives and indicators, as well as to the environmental and sustainability issues assessed to be of key importance in Eastleigh. Full information on these and their formulation can be found in the Sustainability Appraisal Scoping Report, which is accessible via the following link:
<https://www.eastleigh.gov.uk/media/1687/sustainability-appraisal-scoping-report.pdf>
- c) Botley Neighbourhood Plan Sustainability Appraisal Framework**
- 4.7** The SA Objectives that will be used to appraise the sustainability of the Neighbourhood Plan for Botley are set out in Table 1 below.

Table 1. Sustainability Appraisal Framework

Botley Neighbourhood Plan Sustainability Appraisal Framework
1. Provide sufficient housing to meet identified local needs, including affordability and special needs
2. Safeguard and improve community health, safety and wellbeing
3. Develop a dynamic and diverse economy
4. Reduce road traffic and congestion through improved accessibility to services, homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice
5. Protect and conserve natural resources
6. Reduce air, soil, water, light and noise pollution
7. Plan for the anticipated levels of climate change
8. Minimise Botley’s contribution to climate change by reducing the area’s carbon footprint and minimising other greenhouse gas emissions
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range. Avoid, mitigate or, at last resort, compensate for adverse effects on biodiversity
11. Enhance Botley’s multifunctional green infrastructure network
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance

4.8 Each of the SA Objectives has been matched with detailed decision-making criteria. These criteria comprise the key questions that will be asked of the Draft Plan to ascertain whether or not it works towards achieving the SA objective. These questions can be found in Table 2 below.

Table 2. SA Objectives and Decision-making Criteria

Sustainability Appraisal Objectives		Decision-making Criteria: Will the Vision/Objective/Policy....
1	Provide sufficient housing to meet identified local needs, including affordability and special needs	<ul style="list-style-type: none"> • Contribute to meeting the objectively assessed housing need/the housing requirement identified in the Neighbourhood Plan, including an appropriate mix of housing? • Meet need within the local area as well as the wider housing market? • Help to deliver affordable housing to meet Botley's identified housing needs?
2	Safeguard and improve community health, safety and wellbeing	<ul style="list-style-type: none"> • Improve opportunities for people to participate in cultural, leisure and recreation activities? • Promote healthy lifestyles, safety and wellbeing? • Provide good access to existing services, open space, facilities and community infrastructure? • Protect and enhance public rights of way? • Reduce crime, deprivation and promote social inclusion in the neighbourhood?
3	Develop a dynamic and diverse economy	<ul style="list-style-type: none"> • Deliver new diverse and knowledge- based employment opportunities? • Support or encourage new business sectors and contribute to GVA in Botley neighbourhood area? • Encourage and support business start-ups and assist the development of SMEs? • Provide good access to a range of employment areas? • Enhance the vitality and viability of the neighbourhood plan area centres? • Help to develop and maintain a skilled workforce to support long- term competitiveness? • Ensure a wide cross section of the community benefits from economic prosperity?
4	Reduce road traffic and congestion through improved accessibility to services, homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	<ul style="list-style-type: none"> • Improve the capacity of the transport network? • Provide opportunities to encourage sustainable travel choice? • Improve road safety?
5	Protect and conserve natural resources	<ul style="list-style-type: none"> • Have potential impact on natural resources?

Sustainability Appraisal Objectives		Decision-making Criteria: Will the Vision/Objective/Policy....
		<ul style="list-style-type: none"> • Lead to the loss of the best and most versatile agricultural land? • Lead to the more efficient use of land, for example by utilising brownfield sites?
6	Reduce air, soil, water, light and noise pollution	<ul style="list-style-type: none"> • Improve air quality? • Impact on soil pollution? • Help to remediate land affected by contamination? • Have an impact on water pollution? • Have an impact on light pollution? • Have an impact on noise pollution?
7	Plan for the anticipated levels of climate change	<ul style="list-style-type: none"> • Have an impact on green infrastructure (including extent and quality of open space and linear routes for recreation)? • Increase or reduce the number of new properties at risk of flooding?
8	Minimise Botley's contribution to climate change by reducing the area's carbon footprint and minimising other greenhouse gas emissions	<ul style="list-style-type: none"> • Promote a reduction in carbon emissions?
9	Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	<ul style="list-style-type: none"> • Provide, or be accessible to, facilities for the separation and recycling of waste?
10	Protect, enhance and manage biodiversity and geodiversity, improving its quality and range. Avoid, mitigate or, at last resort, compensate for adverse effects on biodiversity	<ul style="list-style-type: none"> • Have an impact on biodiversity and geodiversity (including protected species, habitats, sites and landscapes at international, national and/or local levels of nature conservation designation)? • Provide new creation, restoration and/or enhancement opportunities for habitats and species? • Prejudice future biodiversity restoration? • Support creation, protection, enhancement and/or management of networks of biodiversity?
11	Enhance Botley's multifunctional green infrastructure network	<ul style="list-style-type: none"> • Help to reduce deficiencies in open space provision? • Support local and/or strategic Green Infrastructure networks? • Protect and enhance public rights of way? • Deliver good access to existing and/or create new Green Infrastructure?

Sustainability Appraisal Objectives		Decision-making Criteria: Will the Vision/Objective/Policy....
12	Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	<ul style="list-style-type: none"> • Have an impact on landscape? • Achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality? • Protect the character and distinctiveness of the settlements and countryside within the neighbourhood plan area e.g. will the development adversely affect the separation of the settlements within the neighbourhood plan area?
13	Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	<ul style="list-style-type: none"> • Impact on the historic environment and features and areas of archaeological importance? • Conserve and enhance the significance of heritage assets and their settings? • Increase access to heritage assets?

4.9 The sections of the Botley Neighbourhood Plan that are to be appraised (the Vision & Objectives and the Policies) are substantially different, in terms of both content and purpose. It is deemed necessary to adopt a differing approach to measuring the sustainability of these against the SA Objectives. The following criteria were used to assess the level of compatibility of the Draft Plan’s Vision and Objectives:

Table 3. Criteria used to appraise the Vision & Objectives

Key	
Compatible	+
Neutral / No Impact	0
Incompatible	-
Uncertain Impact	?

4.10 To make a more thorough assessment of their potential impacts, the Draft Neighbourhood Plan Policies were assessed against more detailed criteria. The appraisal criteria are as follows:

Table 4. Criteria used to appraise the Neighbourhood Plan Policies

Key	
Significant Positive Impact	++
Positive Impact	+
Negligible / No Impact / option not assessed	0
Negative Impact	-
Significant Negative Impact	--
Uncertain Impact	?
Mixture of Positive and Negative Impact	+/-

4.11 Using the SA Objectives and the criteria established above in Tables 3 and 4, the following sections of this report set out the appraisal of the Vision & Objectives, and Policies of the Botley Parish Neighbourhood Development Plan.

5.0 VISION AND OBJECTIVES APPRAISAL

a) Sustainability Appraisal

- 5.1 The Vision & Objectives contained within the Draft Plan have been produced by the Botley Neighbourhood Plan Committee utilising results obtained through consultation with local residents. The Vision and Objectives are presented below:

Botley Neighbourhood Plan Vision

“In 2036, Botley remains a warm and friendly place to live, work and to visit. New developments have been well incorporated into the parish through our sensitive Neighbourhood Plan policies, and have provided homes needed by both the local and wider community and for all generations.

Well-managed infrastructure and resource facilities provide residents with a quality environment, good access to health care, excellent educational opportunities and reliable access to modern technologies.

Local children and young people can walk or cycle safely to their educational establishments or the play and green areas, on the many footpaths and cycleways introduced over the last 20 years. These routes provide a healthy alternative network for pedestrians and cyclists throughout the locality and link to neighbouring parishes.

The bypass has been built, and an update to the routing system traffic calming measures in the parish has led to a decrease in rat-runs and have been effective in creating safer roads.

The village centre has been recognised as an important for its heritage, businesses and shops and provides a popular destination for locals and visitors alike.”

Botley Neighbourhood Plan Objectives

Economy

1. Where appropriate, preserving and safeguarding employment uses, and maintain a lively mix of retail and similar uses in the shopping area
2. Promoting the further retail development of the Botley Mills site
3. Supporting the development of retail facilities in Boorley Park and Boorley Gardens earlier than identified in the Eastleigh Borough Local Plan.

Environment & Character

4. Protecting and maintaining existing green space, archaeological sites and heritage assets
5. Protecting the River Hamble, its tributaries and the Sites of Importance for Nature Conservation including the provision of new green spaces
6. Preserving native wildlife and wildflowers in local green spaces and in and along the River Hamble
7. Creating a Botley Museum through use of developer contribution
8. Improving pedestrian access from the Village Square to Botley Mills through use of developer contribution
9. Creating local gaps between Botley and neighbouring settlements to prevent coalescence
10. Identifying a site for a new cemetery in the parish

Housing

11. Allocating the most appropriate sites for future small scale residential development
12. Ensuring any new development does not have an unacceptable impact on its environment and is implemented alongside identified infrastructure needs
13. Ensuring that housing on allocated sites provides an integrated mix of open market housing and affordable housing
14. Ensuring an appropriate infrastructure is in place to deal with surface water and sewerage within any new development
15. Ensuring new development in Botley is of appropriate design and fits with the general character of Botley
16. Ensuring any new development, including housing extensions, out-buildings, garages and conservatories, including those under Permitted Development Rights, are consistent with the requirements of the strategic high and intermediate pressure pipelines passing through the parish
17. Supporting the use of renewable energy systems
18. Ensuring all dwellings in new developments have direct access to electric vehicle charging points
19. Requiring new developments to provide acceptable re-cycling facilities
20. Ensuring off road parking is available in all residential developments.

Transport

21. Ensure there is sufficient provision for off-road parking for all users of schools
22. Ensure existing community infrastructure is retained or improved for the benefit of the community
23. Using developer contribution to increase parking space at the Botley Centre
24. Identifying land within development sites for parking
25. Using developer contribution to improve the network of movement routes linking key services, schools and recreational areas, both from existing and new developments.

5.2 The following table appraises the Vision and each of the Objectives against the Sustainability Appraisal Objectives.

Table 5. Sustainability Appraisal of Vision & Objectives

Element of Draft Plan	Sustainability Appraisal Objectives												
	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5	SAO 6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 11	SAO 12	SAO 13
Vision	+	+	+	+	0	+	0	0	0	0	+	+	+
Objective 1	0	+	+	0	0	0	0	0	0	0	0	0	0
Objective 2	0	+	+	0	0	0	0	0	0	0	0	0	0
Objective 3	0	+	+	0	0	0	0	0	0	0	0	0	0
Objective 4	0	+	0	0	+	+	+	0	0	0	+	+	+
Objective 5	0	+	0	0	+	+	+	0	0	+	+	+	+
Objective 6	0	0	0	0	+	+	+	0	0	+	+	+	0
Objective 7	0	+	0	0	0	0	0	0	0	0	0	0	+
Objective 8	0	+	0	0	0	0	0	+	0	0	+	+	0
Objective 9	0	0	0	0	+	+	+	0	0	0	+	+	0
Objective 10	0	0	0	0	0	0	0	0	0	0	0	0	0
Objective 11	+	0	0	0	+	0	+	0	0	0	+	+	0
Objective 12	+	+	0	0	+	+	+	0	0	+	+	+	0
Objective 13	+	0	0	0	0	0	0	0	0	0	0	0	0
Objective 14	0	0	0	0	+	+	+	0	+	0	0	0	0
Objective 15	0	0	0	0	0	0	0	0	0	0	0	+	+
Objective 16	0	+	0	0	+	+	+	0	0	0	0	0	0
Objective 17	0	+	0	0	+	+	+	+	+	0	0	0	0
Objective 18	0	0	0	+	+	0	0	+	0	0	0	0	0
Objective 19	0	0	0	0	0	+	0	0	+	0	0	0	0
Objective 20	0	+	0	+	0	0	0	0	0	0	0	0	0

Element of Draft	Sustainability Appraisal Objectives												
Plan													
Objective 21	0	0	0	+	0	0	0	0	0	0	0	0	0
Objective 22	0	+	+	0	0	0	0	0	0	0	0	+	0
Objective 23	0	0	0	-	0	-	0	0	0	0	0	0	0
Objective 24	0	0	0	+	0	0	0	0	0	0	0	+	0
Objective 25	0	0	0	+	0	0	0	0	0	0	0	0	0

b) Justification

- 5.3** Following on from the appraisal of the Vision & Objectives above, a reasoned justification is necessary to briefly explain why these elements of the Draft Neighbourhood Plan have been judged as such. In addition to this, any issues that have arisen regarding the sustainability of an element of the Plan are discussed, and any required alterations are also suggested below.
- 5.4** As the above table demonstrates, all of the Neighbourhood Plan objectives and Sustainability Appraisal objectives are compatible with one another or have a neutral impact.
- 5.5** **Vision:** The vision promotes new developments to provide homes for the community, along with infrastructure and resource facilities. This will help to improve access to amenities and support local families in meeting their housing need. The promotion of green spaces, footpaths and cycleways will assist in enhancing the quality and distinctiveness of the area's landscapes, townscapes, and historic environment.
- 5.6** **Objective 1:** By seeking to preserve employment uses and enhancing retail uses and shopping areas, the Neighbourhood Plan will help to develop a diverse and dynamic economy as well as safeguarding jobs which will assist with improving community wellbeing.
- 5.7** **Objective 2:** By promoting the retail development of Botley mills, the retail sector will be developed and preserved and the economy will be enhanced.
- 5.8** **Objective 3:** Supporting the development of retail facilities in Boorley Park and Boorley Gardens earlier than identified in the Eastleigh Borough Local Plan will contribute to the faster development of these retail sites and help to develop a more dynamic economy.
- 5.9** **Objective 4:** By seeking to protect and maintain green space, archaeological sites and heritage assets, the biodiversity and historical characteristics of the area will be protected.
- 5.10** **Objective 5:** Protecting the River Hamble will help to protect the area's natural resources, biodiversity, and Sites of Importance for Nature Conservation, as well as enhancing Botley's green infrastructure network through the provision of new green spaces.
- 5.11** **Objective 6:** Preserving native wildlife and wildflowers will protect the biodiversity of the area surrounding the River Hamble as well as enhancing the green infrastructure network.
- 5.12** **Objective 7:** The creation of a Botley Museum will enhance the heritage of the area and attract tourism, bringing investment and employment into the area.
- 5.13** **Objective 8:** Improving pedestrian access will help to ensure that the Village Square and Botley Mills are accessible whilst promoting pedestrian footfall will help to enhance the townscape and improve accessibility to key services and facilities within the neighbourhood plan area, including by promoting a more sustainable means of access.
- 5.14** **Objective 9:** Creating gaps between Botley and neighbouring settlements will help to retain green spaces, enhance the appearance of the landscape and reduce urban sprawl.
- 5.15** **Objective 10:** Identifying a site for a new cemetery will allow land to be allocated and reserved, preventing development on unsuitable sites.
- 5.16** **Objective 11:** Allocating sites for future residential development will help to meet identified local housing needs.
- 5.17** **Objective 12:** Minimising the environmental impacts of new developments will allow housing needs to be met whilst ensuring such developments are sustainable.
- 5.18** **Objective 13:** By seeking to provide more affordable housing within the neighbourhood

area, will help to ensure that specific local housing needs are met.

- 5.19 **Objective 14:** Ensuring that new development has appropriate water and sewerage infrastructure will minimise environmental impacts and ensure the sustainable management of waste.
- 5.20 **Objective 15:** Ensuring that new development is of appropriate design will help to enhance the character and appearance of the townscape.
- 5.21 **Objective 16:** Ensuring that new development is consistent with the requirements of the strategic high and intermediate pressure pipelines of the parish will safeguard community safety.
- 5.22 **Objective 17:** Encouraging renewable energy will help to minimise climate change by reducing carbon emissions.
- 5.23 **Objective 18:** Ensuring that residents have access to vehicle charging points will encourage the use of electric cars, reducing diesel and petrol emissions and reducing the area's carbon footprint.
- 5.24 **Objective 19:** Ensuring that new developments have recycling facilities will encourage residents to recycle and enable the sustainable management of waste.
- 5.25 **Objective 20:** Providing off-road parking will keep pavements clear, allowing greater access for pedestrians, whilst also reducing congestion caused by parked cars.
- 5.26 **Objective 21:** Providing off-road parking for school users will make access to schools safer as traffic will be reduced.
- 5.27 **Objective 22:** Retaining and improving existing community infrastructure will help to enhance community wellbeing.
- 5.28 **Objective 23:** Increasing availability of parking at the Botley Centre may encourage increased road traffic and congestion and may encourage increased travel by car.
- 5.29 **Objective 24:** Identifying land within new development sites for parking will enhance the appearance of the townscape and ensure that new developments won't increase congestion.
- 5.30 **Objective 25:** Improving the network of movement routes linking key services will improve accessibility for residents.

c) Required Alternatives

- 5.31 Only one element of the Neighbourhood Vision or Objectives scored negatively against the Sustainability Objectives (Objective 23). When taken as a whole the Vision and Objectives are deemed to have an overall positive impact against the Sustainability Objectives.
- 5.32 As a result of this appraisal, it is recommended that Objective 23 is reworded to mitigate the potential increased impact on road traffic and air pollution that may result from provision of additional car parking at Botley Centre.
- 5.33 No further alterations to the Vision and Objectives are considered necessary as a result of this appraisal.

6.0 NEIGHBOURHOOD PLAN POLICIES APPRAISAL

a) Sustainability Appraisal

- 6.1** The policies contained in the Neighbourhood Plan have been developed by Botley Parish Council to ensure they are in accordance with the strategic policies contained in the adopted Eastleigh Local Plan. These policies will deliver the aspirations of the local community, as outlined in the Draft Vision & Objectives.
- 6.2** The SA of the plan policies can be found in Table 6 on the following page.
- 6.3** Each policy has been appraised against the Sustainability Appraisal Framework using the criteria set out in Table 4 to evaluate the level of impact it is expected to have against each of the Sustainability Appraisal objectives.

Table 6. SA of the Botley Neighbourhood Plan Policies

Element of Draft Plan	Sustainability Appraisal Objectives												
	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5	SAO 6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 11	SAO 12	SAO 13
Policy 1: Retention of Existing Commercial Premises	0	++	++	-	0	0	0	0	0	0	0	0	0
	This policy supports the preservation of existing commercial sites and promotes the development of new retail uses at certain sites and within the existing settlement boundary. This policy is therefore expected to have a significant positive impact on SAO 2 and SAO 3 by providing improved access to community services and facilities and enhanced employment opportunities. The development of retail facilities may cause a slight negative impact on SAO 4. Policy 4 seeks to improve pedestrian access to Botley Mills which will help to encourage people to travel to the site on foot, therefore decreasing congestion.												
Policy 2: Retail development sites	0	0	++	+	+	0	0	0	0	0	+	0	0
	Supporting the development of business units will create employment opportunities, having a strong positive impact on SAO 3 and providing local shops within walking distance will reduce the need for travel by car. The development of brownfield land and re-use of redundant agricultural buildings will prevent a loss of green spaces, having a positive impact on SAO 11. The potential impact on SAO 4 from the developments is likely to be positive overall by providing local shops within walking distance, which should encourage sustainable and active forms of travel.												
Policy 3: Local Green Space	0	++	0	0	+	+	0	0	0	++	++	++	0
	This policy focuses on the protection and preservation of sites that have been identified as Local Green Spaces. This policy will have a significant positive impact on community wellbeing, the neighbourhood's green infrastructure, biodiversity and landscape character. This policy is not expected to have any negative impacts on the SAOs.												
Policy 4: Developer contributions	0	++	0	++	0	-	0	0	0	0	0	0	+
	The use of developer contributions to support the delivery of infrastructure, as set out in Policy 4, will help to increase connectivity, parking and pedestrian access, having a strong positive impact on SAO 4. This policy also helps to add to the cultural significance of the area through the creation of a Botley Museum, having positive impacts on SAO 2 and SAO 13. These developments, including additional parking in Botley Centre and the creation of a Botley Bypass, may have a slight negative impact on light, air and noise pollution (SAO 6). However the cumulative impact across all SAOs is likely to be positive.												
Policy 5: Settlement gaps	0	0	0	0	+	0	0	0	0	+	++	++	0
	The retention of physical and visual gaps between Botley and neighbouring settlements will help to retain access to green spaces whilst preventing urban sprawl, having a strong positive impact on SAO 11, as well as protecting the character of the landscape, having a strong positive impact on SAO 12. The retention of green spaces in the parish will in turn help to protect biodiversity having a slight positive impact on SAO 10. Preventing gaps between settlement from being lost through development will help to protect natural resources and agricultural land, having a slight positive impact on SAO 5. This policy is												

Element of Draft Plan	Sustainability Appraisal Objectives												
	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5	SAO 6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 11	SAO 12	SAO 13
	not expected to have any negative impacts on the SAOs.												
Policy 6: New cemetery provision	0	+	0	0	0	0	0	0	0	+	0	0	0
	Emphasis on the suitability of the proposed cemetery site will ensure that the land allocated is suitable in planning terms and contains appropriate ancillary facilities. This policy will therefore have a slight positive impact on SAO 2 as the building of a new cemetery will provide a new community facility. As open spaces, cemeteries also offer opportunities for enhanced biodiversity provision, and as such this policy may also have a positive impact on SAO 10..												
Policy 7: Future development – site one – SLAA-3-20-C Woodhill School north	++	0	0	+	+/-	0	0	0	0	+/-	+/-	0	+
	This policy allocates a site for the development of 20 dwellings with open space and an overflow car park. The policy indicates that the site will only be permitted when a need for housing has been established. This will help to prevent unnecessary development, thereby having a positive impact on SAO 5. The development may however have a slight negative impact on SAO 5 due to the impact on natural resources. Ensuring that the site meets a 40% affordable housing requirement will help to meet housing needs, having a strong positive impact on SAO 1. Ensuring that open space is provided on the site will help in counteracting any negative effects the development may have on SAO 10 and SAO 11. Providing an overflow car park will prevent congestion, having a positive impact on SAO 4. This policy supports the provision of flats in the Grade II listed parts of the site, which will help to safeguard the future of this heritage asset.												
Policy 8: Future development – site two – SLAA-3-21-C Woodhill School south	++	+	0	0	+/-	0	0	0	0	+/-	+/-	0	0
	This policy allocates a site for the development of a maximum of 20 dwellings with open space. The policy indicates that the site will only be permitted when a need for housing has been established. This will help to prevent unnecessary development, having a positive impact on SAO 5. The development may however have a slight negative impact on SAO 5 due to the impact on natural resources. Ensuring that the site meets a 40% affordable housing requirement will help to meet housing needs, having a strong positive impact on SAO 1. Safe pedestrian access will safeguard the community, having a slight positive effect on SAO 2. Ensuring that open space is provided on the site will help in counteracting any negative effects the development may have on SAO 10 and SAO 11.												
Policy 9: Site BO3 (Strategic Allocation) proposals	++	++	0	0	0	0	0	0	0	+/-	+/-	0	0
	This policy allocates a site intended to deliver a mix of housing to meet the requirements of Policy 14. Ensuring that the site meets a 40% affordable housing requirement and is formed of mixed housing will help to meet housing needs, having a strong positive impact on SAO 1. The inclusion of community space will enhance the character of the area whilst increasing wellbeing, having a strong positive impact on SAO 2. Emphasis on biodiversity and wildlife will help to reduce any negative impacts the development may have on the environment, mitigating the negative impacts that the development may have on SAO 10 and												

Element of Draft Plan	Sustainability Appraisal Objectives												
	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5	SAO 6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 11	SAO 12	SAO 13
	SAO 11.												
Policy 10: Utilities provision	0	0	0	0	0	++	+	0	++	0	0	0	0
	This policy ensures that development proposals will not worsen the existing drainage situation, helping to reduce pollution and enable the sustainable management of waste (including waste water and foul sewage), thereby having a strong positive impact on SAO 6 and SAO 9. This will have a slight positive impact on SAO 7 due to sustainable surface water drainage helping to mitigate the impact of flooding.												
Policy 11: Flood mitigation	0	0	0	0	0	++	++	0	0	0	0	0	0
	This policy focuses on ensuring appropriate means of surface water disposal in new developments, which will reduce flood risk. The use of SuDs and infiltration systems will contribute to sustainable drainage design and reduction in pollution, thereby having a strong positive impact on SAO 6 and SAO 7.												
Policy 12: Strategic high and intermediate pressure pipelines and high voltage electric cables	0	+	0	0	0	0	0	0	0	0	0	0	0
	This policy requires development proposals to comply with safety requirements in relation to pipelines and electric cables, which will prevent possible hazards during construction. This may have a slight positive impact on SAO 2 as it will help to keep the community safe.												
Policy 13: Parking standards for new residential developments	0	+	0	+/-	0	0	0	0	0	0	0	0	0
	Ensuring that developments provide off road parking will make roads safer for all users whilst protecting public rights of way, thereby having a slight positive impact on SAO 2. This policy will also have a positive impact on SAO 4 as it will decrease road congestion through decreasing the number of vehicles parked on the roads, however it may also have a negative impact on SAO 4 by encouraging the use of the car and not improving sustainable travel choice. This policy should not negatively affect SAOs focused on preserving open spaces as the policy indicates that the off road parking must be included in development proposals and therefore does not immediately threaten the loss of open space or the use of additional natural resources.												
Policy 14: Mix of housing	++	++	0	0	0	0	0	0	0	0	0	0	0
	This policy focuses on providing a mix of housing which will help to meet local housing needs – especially affordable housing needs – having a strong positive impact on SAO 1. By encouraging the provision of specialist forms of older persons accommodation and buildings that meet Lifetime Homes Standards this policy will also have a strong positive impact on SAO 2												

Element of Draft Plan	Sustainability Appraisal Objectives												
	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5	SAO 6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 11	SAO 12	SAO 13
	by enhancing community health and wellbeing.												
Policy 15: Materials	0	0	0	+	0	0	0	+	0	+	0	++	++
	Ensuring that all new development adheres to the Botley Design Guide will result in the enhancement of the townscape character and appearance of the neighbourhood area, which will have a significant positive impact on SAO 12 and SAO 13. This policy will also have a positive impact on SAO 10, through the retention of distinctive trees, as well as positive impacts on SAO 4, through the promotion of non-car use on larger residential sites, and on SAO 8, through the introduction of EV charging points in line with Policy 16 of the Plan.												
Policy 16: Renewable energy	0	+	0	0	+	++	++	++	+	0	0	0	0
	This policy supports the development of renewable energy generation and alternative energy systems, which will help to contribute positively towards sustainability by reducing pollution and therefore mitigating the effects of climate change.												
Policy 17: Off-road parking for educational facilities	0	++	0	+/-	0	0	0	0	0	0	0	0	0
	The provision of off road parking for educational facilities will have positive impact of decreasing congestion whilst enhancing pedestrian safety. The creation of additional car parking provision may however also have a negative impact on SAO 4 which seeks to enhance sustainable travel options.												
Policy 18: Community facilities	0	++	+	0	0	0	0	0	0	0	0	+	+
	This policy seeks to preserve and enhance existing community infrastructure whilst supporting the development of new community facilities subject to certain criteria being met. This policy is therefore likely to positively contribute towards community health and wellbeing, whilst enhancing the economy and protecting the local characteristics of the area. Resisting proposals that would result in a loss of existing community facilities in particular is likely to have a direct strong positive impact on SAO 2.												

b) Summary

- 6.4** The majority of the policies contained within the Neighbourhood Plan score positively or neutrally against the Sustainability Objectives.
- 6.5** Policy 1 scores negatively against SAO 4, however Policy 4 also seeks to improve pedestrian access to Botley Mills which will help to encourage people to travel to the site on foot, therefore decreasing congestion. This should assist in mitigating any potential negative impact.
- 6.6** Policy 4 is expected to have a negative impact on SAO 6 through the provision of additional car parking and creation of Botley Bypass which may encourage car use and increase levels of air pollution. However, the cumulative impact of this policy on the Sustainability Objectives overall is expected to be positive
- 6.7** Policy 7, Policy 8 and Policy 9 were found to have a mixture of both positive and negative impacts when assessed against a number of the Sustainability Objectives including SAO 5, SAO 10 and SAO 11. However, it is considered that the overall impact of each of these policies when assessed against all of the Sustainability Objectives combined is likely to be either positive or neutral.
- 6.8** Policy 3 and Policy 16 were assessed as having the most positive impact overall, having significant positive impacts on many of the Sustainability Objectives related to climate change and environmental sustainability.

7.0 SUSTAINABILITY APPRAISAL OF THE ALTERNATIVES

7.1 As part of this Sustainability Appraisal, a number of alternatives to the implementation of the current Neighbourhood Plan have been identified and assessed. These include:

- Alternatives to having a Neighbourhood Plan (i.e. no neighbourhood plan)
- Alternative scales of growth (i.e. no allocations, allocations in excess of housing requirement, and allocations well in excess of housing requirement)
- Alternative locations for growth (i.e. assessment of reasonably alternative sites)

7.2 The overall contribution of the Neighbourhood Plan and of the alternatives towards sustainable development can be determined by assessing the Neighbourhood Plan and each alternative against the impacts on each individual SA Objective. The outcome of these assessments is detailed below.

a) Alternatives to having a Neighbourhood Plan

7.3 The first alternative is to revert to the existing policy position for the area, managing development through the existing local and national legislation and plans. The table below summarises the impacts of this alternative on the sustainability of the Neighbourhood Plan area.

Table 7. Assessment of impact of having no neighbourhood plan

Alternative	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
No Botley NDP	--	--	0	+/-	+/-	+/-	+/-	--	0	+/-	+/-	+/-	-
<p>No neighbourhood plan would mean that there are no sites allocated for housing, having a strong negative impact on SAO 1 as affordable housing targets will not be met. There would be a strong negative impact on SAO 2 as the policies promoting retention of existing community facilities and enhanced pedestrian safety would not be in place. There would be both positive and negative impacts on SAO 4 and SAO 5 as whilst it would mean there are no allocated sites for development, there would also be no policies relating to enhancing access and reducing congestion. This would also have a positive and negative effect on SAO 6 and SAO 7 as it would mean that there are no neighbourhood policies in place to minimise pollution and reduce flood risk. There would be a strong negative impact on SAO 8 as Policy 6 relates to promoting use of renewable energy generation which would help to reduce carbon emissions. There would be both positive and negative effects on SAO 10, SAO 11 and SAO 12 as whilst the exclusion of allocated sites would mean there is less development, there would also not be any policies in place to safeguard the identified Local Green Spaces in the neighbourhood area. There would be a slight negative impact on SAO 13 as there would be no policies in place that support the creation of a Botley Museum.</p>													

7.4 The above assessment identifies that the alternative of having no Neighbourhood Plan would likely have an overall negative effect on the Sustainability Objectives. Whilst Eastleigh Local Plan's policies would broadly contribute towards achieving the Objectives of the Neighbourhood Plan, they would not present sufficient location-specific provisions to tackle issues that are particular to Botley, such as enhancing the accessibility of Botley centre, supporting the early delivery of retail developments, meeting local housing needs and protecting Local Green Spaces.

b) Alternative Scales of Growth

- 7.5 The next set of reasonable alternatives that have been assessed relate to the level of housing growth that has been proposed in the Neighbourhood Plan. Currently the Neighbourhood Plan proposes to allocate housing for up to 40 dwellings across two allocation sites:
- **Policy 7 – Woodhill School North:** This policy provides for a maximum of 20 dwellings, together with associated open space and an overflow car park for the Botley Community Centre.
 - **Policy 8 – Woodhill School South:** This policy provides for a maximum of 20 dwellings, together with associated open space.
- 7.6 The strategic policies set out in the adopted Eastleigh Local Plan do not identify a specific housing requirement figure for Botley (or for any other designated neighbourhood plan areas).
- 7.7 Strategic Policy S2 of the Local Plan aims to deliver 14,580 over the plan period (2016-2036), which is expected to include 7,187 dwellings on sites with extant planning permission and 732 dwellings on new sites allocated in the plan (in addition to some dwellings already completed prior to 2019 and an allowance for windfall development).
- 7.8 In respect of the Neighbourhood Plan area, these permitted or allocated strategic sites, as set out in Local Plan Policy S3, are set to deliver a total of 2,455 dwellings and include:
- Land north and east of Boorley Green and Botley (1,400 dwellings)
 - Land to the north-west of Boorley Green (680 dwellings)
 - Land north east of Winchester Street (Uplands Farm) (375 dwellings)
- 7.9 Policy S3 of the Local Plan also states that provision is also made for dwellings on new smaller greenfield and urban sites within and adjoining a number of existing settlements, including Botley. These smaller sites are expected to deliver a further 308 dwellings (net) across the Neighbourhood Plan area.
- 7.10 Within the Local Plan, Botley is identified as a 'level 3' settlement within the Settlement Hierarchy, described as "*larger villages, principally serving the day to day needs of their local catchment, and employment centres*". Boorley Green is currently identified as a 'level 4' settlement, however it is anticipated that the development that is allocated here will result in its changing position in the hierarchy.
- 7.11 Strategic Policy S6 of the Local Plan also requires that development does not undermine the physical extent and/or visual separation of settlements, including between Hedge End, Botley and Boorley Green. Any new development should not physically and/or visually undermine the gap between these settlements.
- 7.12 The Botley Neighbourhood Plan is required to be in accordance with the above strategic policies as set out in the Local Plan.
- 7.13 As no minimum housing requirement figure for the Botley neighbourhood area has been set through the Local Plan, the Neighbourhood Plan is therefore in accordance with Strategic Policies S2 and S3 relating to housing delivery. Paragraph 29 of the NPPF states that "*Neighbourhood plans should not promote less development than set out in the*

strategic policies for the area, or undermine those strategic policies". It is possible therefore for a Neighbourhood Plan to allocate *more* development than set out in the Local Plan, so long as these allocations do not undermine the Local Plan's strategic policies and allocations.

7.14 In terms of assessing reasonable alternatives for the scale of housing growth proposed in the Botley Neighbourhood Plan, we have identified three reasonable alternatives below:

- No housing allocations – this would involve allocating fewer housing sites than currently proposed within the Neighbourhood Plan, and because the Local Plan does not identify a minimum housing requirement for the neighbourhood plan area would still be in accordance with strategic policies.
- Allocate sites in excess of Local Plan housing requirement – this reflects the current Neighbourhood Plan position which allocates two further sites (40 dwellings) in excess of those currently allocated through the Local Plan.
- Allocate sites well in excess of Local Plan housing requirement – this represents a reasonable alternative scenario in which more housing sites are allocated than the two currently included in the Neighbourhood Plan. For the purposes of this assessment we have assumed the allocation of a further site at Land South of Winchester Road, which has potential for 30 additional dwellings. This is the only other site that was not excluded at the first 'high level' assessment stage and was taken through to detailed site assessment as part of the Neighbourhood Plan site selection process, and as such is considered a potential 'reasonable alternative' for increasing the scale of growth in the Neighbourhood Plan area.

7.15 The following table sets out the assessment of each of these reasonable alternative scales of growth against each of the Sustainability Objectives.

Table 8. Assessment of impact of planning for different levels of housing

Alternative	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
No housing allocations	-	-	0	0	+	0	0	0	0	0	0	0	-
	Allocating no sites for housing in the Neighbourhood Plan would likely have a negative impact on SAO 1 and SAO 2 as it would lead to no additional land being allocated specifically to meet local identified housing needs, which would also have a negative impact on community wellbeing. It would also mean that there are no policies specifically related to providing affordable housing on these sites were they to be brought forward as 'windfall' development. However, removing Policies 7 and 8 from the Neighbourhood Plan would have a slight positive impacts on SAO 5 as it would conserve natural resources that would otherwise be used in the construction process. Removal of these policies would also have a negative impact on SAO 13 as there would be no specific policy in place to conserve and encourage appropriate re-use of the Grade II listed building located in the Policy 7 site allocation.												
Allocate sites in excess of Local Plan housing requirement (current NDP position)	++	++	0	+/-	-	0	0	0	0	0	+	0	+
	Allocating sites in excess of the Local Plan housing requirement (the current Neighbourhood Plan position) would have a strong positive impact on SAO 1 and SAO 2 as it would facilitate the building of additional housing to meet local needs, including affordable housing. There would be a positive impact on SAO 11 as the site allocation policies include details about open space and access. There would be both positive and negative impacts on SAO 4 as whilst building more housing may increase traffic, the policies state the need for off-road parking which in turn will reduce congestion. There may be a slight negative impact on SAO 5 due to the natural resources that would be												

Alternative	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
	required in developing these additional allocation sites. There would be positive impacts on SAO 13 as Policy 7 requires development to consider how the Grade II listed parts of the site will be incorporated into any new development, which will help to protect and enhance this listed heritage asset.												
Allocate additional sites well in excess of full housing requirement	++	+/-	0	-	-	-	0	0	0	-	-	0	0
	Allocating sites well in excess of the full housing requirement (a further 30 additional dwellings on top of the 40 currently allocated in the Neighbourhood Plan) would have a strong positive impact on SAO 1 as it would ensure that enough affordable houses are built. There would be positive and negative impacts of SAO 2 as the provision of housing in excess of that currently allocated could place strain on existing community facilities, whilst also benefiting local residents by providing increased choice of accommodation. There would be likely negative impacts on SAO 4, SAO 5 and SAO 6 as further housing development would likely create additional road traffic and associated increased air pollution, as well as loss of natural resources (i.e. land). There would be negative impacts on SAO 10 and SAO 11 as the development of Land South of Winchester Road is located in a countryside gap which, without appropriate mitigation, would therefore likely result in a reduction in open and green space, potentially threatening biodiversity.												

7.16 On the basis of the above assessment, each alternative option presents a mixture of positive and negative impacts when assessed against all of the Sustainability Objectives. The third option of allocating land ‘well in excess’ of the Local Plan had the most significant negative impacts. The first option of including no housing allocations had mostly neutral impacts, however it had negative impacts upon SAO 1, SAO 2 and SAO 13 as it fails to meet locally-identified housing needs and fails to consider the future re-use of the Grade II listed building situated in the northern parcel of the Woodhill School site (Policy 7).

7.17 The alternative option of allocating sites for the delivery of 40 dwellings (as reflected in the current draft Neighbourhood Plan) is the most sustainable option, as it is assessed as having the fewest negative impacts and the most positive impacts overall.

c) Alternative Locations for Growth

7.18 This section considers the alternative site options for delivering the level of growth set out in the Botley Neighbourhood Plan (40 dwellings). A comprehensive site selection process was undertaken by the Neighbourhood Plan Committee as part of the plan preparation process. A total of 29 sites were assessed as part of an initial high level assessment to establish whether they were suitable, available and deliverable. Sites were excluded from further assessment where:

- The site is not considered suitable for residential use, including:
 - Where it is situated within a local settlement gap as identified in the adopted Local Plan (Policy S6) and Neighbourhood Plan Policy 5.
 - Where development is constrained by designation such as environmental designation, Conservation Area or Asset of Community Value listing.
 - Where it is located in Flood Zone 2 or 3.
 - Where it is assessed as suitable for an alternate commercial use (in the Eastleigh Council SHLAA).
- The site is not confirmed as being available for development.
- The site is already included as an allocation in the Local Plan.

- The site already benefits from extant planning permission.

7.19 A summary of each site and its reasons for exclusion from further consideration in the Neighbourhood Plan is contained in the table below.

Table 9. Assessment of Reasonable Alternative Site Allocations

Site Name / Ref.	Local Plan Assessment (commentary taken from 'From SLAA to Shortlist for Allocations Report', May 2017)	Neighbourhood Plan Assessment (commentary taken from Neighbourhood Plan Site Assessments)	Conclusion
SHLAA-3-1-U Woodhouse Lane and Grange Rd	<p>This site lies partly within the urban edge. It is in use for open storage, various commercial uses and as a petrol station. It is in multiple ownerships. It was given a zero yield in the SLAA as only one landowner expressed any interest in potential redevelopment. Therefore considered unavailable. However, in order to further test this, together with site 3-27 this site was taken forward for consideration in the site selection process as site no. 16.</p> <p>It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.</p>	<p>This site is designated in the SHLAA for commercial use, therefore not assessed for residential development within the neighbourhood plan.</p>	<p>Site not considered a reasonable alternative due to impacts on settlement gap and lack of suitability for residential use.</p>
SHLAA-3-2-U High Street, Botley	<p>This site lies within urban edge. It is in a variety of uses including public and private car parking. It is part owned by EBC. The site was identified as having development potential by EBC officers in a previous version of the SLAA. Five landowners replied to the SLAA consultation stating that they were not willing to release for development. Hence it is classed as unavailable in the SLAA.</p>	<p>This site is not available and has therefore not been assessed any further within the Neighbourhood Plan.</p>	<p>Site not considered a reasonable alternative due to lack of availability.</p>
SHLAA-3-4-C Land	<p>This site lies outside the urban edge, in</p>	<p>The whole site is designated as</p>	<p>Site not considered a reasonable</p>

Site Name / Ref.	Local Plan Assessment (commentary taken from 'From SLAA to Shortlist for Allocations Report', May 2017)	Neighbourhood Plan Assessment (commentary taken from Neighbourhood Plan Site Assessments)	Conclusion
North of Hedge End	<p>the countryside and in a defined settlement gap. It is being promoted by a consortium of developers who recently secured permission at appeal from the Secretary of State for 680 dwellings on land to the south of this site. It is given a zero yield in the SLAA in recognition of the SoS decision and the need for this land to be kept open in order to prevent the coalescence of settlements in this vicinity. However, this premise will be further tested by the site being taken forward of this site, alongside site 3-34, in the site selection process as site no. 18.</p> <p>It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.</p>	<p>countryside and within the local gap in the adopted Local Plan 2001-2011 and draft local Plan 2011-2029. The draft Local Plan 2011-2029 included a proposed junction improvement at the Botley Road / Bubb and roundabout to the north east of the site. Therefore this site has not been assessed further within the neighbourhood Plan as the plan strongly supports the retention of this countryside gap.</p>	<p>alternative due to impact on settlement gaps.</p>
SHLAA-3-7-C Between Maddoxford Lane and Crows Nest Lane	<p>This site lies outside but adjacent to the defined urban edge. However it benefits from a council resolution to grant planning permission for 50 dwellings made at committee on 27th March 2017 (O/16/78389). The local plan will include an over-arching policy which list those sites (such as this site) on which permission has been granted / resolved to be granted and which establishes the principle of their development for housing. It also forms a part of a larger site taken forward</p>	<p>Planning permission already granted - therefore not included within the Neighbourhood Plan as an allocation.</p>	<p>Site allocated in Local Plan (Policy BO1) and subsequently granted planning permission therefore not considered a suitable reasonable alternative for allocation in the Neighbourhood Plan.</p>

Site Name / Ref.	Local Plan Assessment (commentary taken from 'From SLAA to Shortlist for Allocations Report', May 2017)	Neighbourhood Plan Assessment (commentary taken from Neighbourhood Plan Site Assessments)	Conclusion
	alongside site 3-36 for consideration in the site selection process as site no. 19.		
SHLAA-3-8-C Land West of Uplands Farm	This site was allocated for residential development in the unadopted 2011-29 version of the local plan. It is owned by HCC. Pre-application discussions are underway and the County Council has undertaken an EIA scoping consultation on the proposed Botley Bypass which will form part of the development proposal. It is given a yield of 308 dwellings in SLAA on a net site area of 11.81ha. 300 dwellings have been allowed for in housing trajectory based on the former local plan allocation. The site is being taken forward in the site selection process as site no. 20.	Allocated in Local Plan.	Site allocated in Local Plan therefore not considered a suitable reasonable alternative for allocation in the Neighbourhood Plan.
SHLAA-3-10-C Land East of Brook Lane	This site lies outside urban edge in open countryside and within a defined settlement gap. It is separated from the settlement boundary. It suffers from poor access and is relatively distant from local facilities. It is considered unsuitable in SLAA and its availability also unclear.	The site is in open countryside and adjoins the Botley Conservation Area. This conflicts with the stated Vision and Objectives of the Neighbourhood Plan. Access to the site is poor and any development would require significant infrastructure to improve this. this site is also in the Local Gap between hedge End and Botley which is retained in policy within the Neighbourhood Plan. It is therefore unsuitable for allocation.	Site considered unsuitable for development in SLAA and through Neighbourhood Plan assessment, therefore not considered a suitable reasonable alternative.

Site Name / Ref.	Local Plan Assessment (commentary taken from 'From SLAA to Shortlist for Allocations Report', May 2017)	Neighbourhood Plan Assessment (commentary taken from Neighbourhood Plan Site Assessments)	Conclusion
SHLAA-3-11-C Land East and West of Church Lane	This site was promoted by an agent in previous versions of the SLAA. It is in multiple ownerships and the true availability of the whole site is unclear. It is a large site which lies in open countryside in a sensitive location. It is heavily constrained by a plethora of environmental and ecological designations – SINC, SSSI, SPA/SAC/Ramsar. Accordingly it is classed as unsuitable in SLAA.	The site is not known to be available and is totally within the Botley Conservation Area and is an area of open countryside with numerous statutory designations. This would require a change of policy to allow development. In addition, as this site greenfield, there would need to be significant mitigation to minimise the potential impacts on wildlife. Therefore, it does not meet the Vision and Objectives identified for the Neighbourhood Plan and is unsuitable for allocation.	Site is considered to be unsuitable for residential development and therefore is not a suitable reasonable alternative for allocation in the Neighbourhood Plan.
SHLAA-3-12-C Land East of Kings Copse Avenue	This site lies outside but adjacent to the defined urban edge. It is owned by HCC. SLAA gives the site a yield of 111 dwellings on a net site area of 3.18ha. It is taken forward in the site selection process as site no. 21.	Although this site is allocated in Local Plan, this land lies within the Hamble Country Park. The Botley neighbourhood Plan Steering Committee therefore have deemed it unsuitable for development. The Botley Parish council made a formal objection to this site at the Local Plan Hearings into Matter 13 on 29/01/20 however, to date there has been no comment from the Inspector, and the Main Modifications to the EBC Local Plan (May 2021) still show this site as allocated. The Botley Parish council will continue to object to this site as it does not conform with the policies within the Botley Neighbourhood Plan relating to the countryside.	This site is allocated in the Local Plan and as such is not a suitable reasonable alternative for allocation in the Neighbourhood Plan.

Site Name / Ref.	Local Plan Assessment (commentary taken from 'From SLAA to Shortlist for Allocations Report', May 2017)	Neighbourhood Plan Assessment (commentary taken from Neighbourhood Plan Site Assessments)	Conclusion
SHLAA-3-14-C Land East of Precosa Road	This large site lies in the countryside and in a defined settlement gap. Planning permission was granted on appeal for 105 dwellings on land adjacent to the west between the site and Precosa Road. The SLAA gives the site a yield of 431 dwellings on a net site area of 12.3ha. It is taken forward alongside site 3-38 as part of site selection process as site no. 22. However, it was subsequently ruled out as it was considered to perform poorly in countryside gap terms.	This site is located within an area of sensitivity with regard to landscape character. It is also situated within a local gap which is contrary to the policies within the Neighbourhood Plan. Therefore this site is deemed to be unsuitable for allocation within the Neighbourhood Plan. Two previous planning applications have been refused on this site.	This site is considered unsuitable for residential development due to its landscape impact on settlement gaps. It is therefore not a suitable reasonable alternative for allocation in the Neighbourhood Plan.
SHLAA-3-17-C Land North of Marls Road	This site lies adjacent to the urban edge in countryside and a defined settlement gap. The site is owned by HCC. The landowner has confirmed that it does not currently wish to actively promote this site for development. Accordingly it is considered unavailable in SLAA.	The site is within a highly sensitive landscape area and occupies a sensitive location within the gap between Botley and Hedge End. In addition, an oil pipeline runs under the eastern part of the site. As this would cause coalescence between Hedge End and Botley, this site is not in conformity with the Neighbourhood Plan. Therefore this site is unsuitable for allocation within the Neighbourhood Plan.	This site is considered unavailable and unsuitable for residential development, and as such is not a suitable reasonable alternative for allocation in the Neighbourhood Plan.
SHLAA-3-18-C Land West of Cobbett Way	This site is a new 2016 SLAA submission. It lies adjacent to the urban edge but in the countryside and a defined settlement gap. The SLAA identifies potential flooding, air quality and underground pipeline constraints.	The site is within a highly sensitive landscape character area and occupies a sensitive location in the gap between Botley and Hedge End. The loss of this gap is contrary to policies within the Neighbourhood Plan. Therefore this	This site was assessed by both the Local Plan and Neighbourhood Plan processes as having negative impacts on settlement gaps and as such is not a suitable reasonable alternative for allocation in the Neighbourhood Plan.

Site Name / Ref.	Local Plan Assessment (commentary taken from 'From SLAA to Shortlist for Allocations Report', May 2017)	Neighbourhood Plan Assessment (commentary taken from Neighbourhood Plan Site Assessments)	Conclusion
	<p>Accordingly it is give a zero yield in the SLAA. However, it is being taken forward in the site selection process along with sites 3-19, 3-22 & 3-32 as part of a larger potential development area as site no. 23.</p> <p>It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.</p>	<p>site is unsuitable for allocation within the Neighbourhood Plan.</p>	
<p>SHLAA-3-19-C Garage off Brook Road</p>	<p>This site lies outside but adjacent to the urban edge in countryside and in a defined settlement gap. It is categorised as an unneighbourly existing use in a residential area though it is also a seemingly thriving car dealership. The SLAA identifies a high potential flood risk identified as possible constraint. Consequently it is given a zero yield in SLAA. However, the site is being taken forward as part of site selection process alongside sites 3-18, 3-22 & 3-32 as part of a broader potential development opportunity as site no. 24.</p> <p>However, it was subsequently ruled out upon detailed examination in the final assessment stage. In this case, largely due to the loss of employment and the fact that the site was subject to a high level of flood risk.</p>	<p>The majority of the site is within Flood Zone 2, however a significant amount is within Flood Zone 3 making it unsuitable for housing. It is a brownfield site and could be suitable for possible redevelopment for employment use if the flood risk is addressed. However, it is unsuitable for allocation for housing within the Neighbourhood Plan.</p>	<p>This site is considered to be unsuitable for housing due to its location within an area of high flood risk, and as such is not a suitable reasonable alternative for allocation in the Neighbourhood Plan.</p>

Site Name / Ref.	Local Plan Assessment (commentary taken from 'From SLAA to Shortlist for Allocations Report', May 2017)	Neighbourhood Plan Assessment (commentary taken from Neighbourhood Plan Site Assessments)	Conclusion
SHLAA-3-20-C Woodhill School	This site lies outside the urban edge. It was put forward by an agent in a previous version of the SLAA. However, the private school currently operating on site appears to be a viable business and still taking new pupils. There is no evidence that the site would be available for residential use. Accordingly it was ruled out in the SLAA as unavailable.	Access to this site is tricky and would need to be modified in order to accommodate development. The site was initially outside the urban edge of Botley however has since been removed from the countryside gap allowing it to be developed without a change of policy. The site offers the potential to deliver a small, low density residential development capable of delivering an increase in percentage of affordable housing. This site could also deliver an overflow car park for the Botley Centre.	Whilst the site was identified in the Local Plan SLAA as unavailable, the Neighbourhood Plan Committee identified this site as suitable and it has been taken forward as a reasonable alternative site for allocation in the Neighbourhood Plan.
SHLAA-3-21-C Woodhill School	This site is used as informal outdoor recreation and play space for the adjoining school (site 3-20). It lies outside urban edge and there is no evidence of its availability for development as above. Accordingly it was ruled out in the SLAA as unavailable.	Access to this site is tricky and would need to be modified in order to accommodate development. The site was initially allocated outside the urban edge of Botley however has since been removed from the countryside gap allowing it to be developed without a change of policy. The site offers the potential to deliver a small, low density residential development capable of delivering an increase in percentage of affordable housing. This site could also deliver an overflow car park for the Botley Centre.	Whilst the site was identified in the Local Plan SLAA as unavailable, the Neighbourhood Plan Committee identified this site as suitable and it has been taken forward as a reasonable alternative site for allocation in the Neighbourhood Plan.
SHLAA-3-22-U North of Broad Oak and west of Holmesland Lane	This site was a new SLAA submission in 2016. It lies outside the urban edge, in countryside and in a defined	The whole of this site lies within the Hedge End Botley Gap which is counter to the policies within the	This site lies within a defined settlement gap, and as such is not considered a suitable reasonable

Site Name / Ref.	Local Plan Assessment (commentary taken from 'From SLAA to Shortlist for Allocations Report', May 2017)	Neighbourhood Plan Assessment (commentary taken from Neighbourhood Plan Site Assessments)	Conclusion
	<p>settlement gap. The site is part SINC, part underlain by minerals resource and part subject to flood risk. Accordingly it was given a zero yield in the SLAA in view of these constraints. However, in order that this can be further tested, it is being taken forward as part of the site selection process alongside sites 3-18, 3-19 & 3-32 as part of a broader potential development opportunity as site no. 23.</p> <p>It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.</p>	<p>neighbourhood Plan. Therefore it is considered unsuitable for allocation within the Neighbourhood Plan.</p>	<p>alternative for allocation in the Neighbourhood Plan.</p>
<p>SHLAA-3-23-C Land South of Winchester Road</p>	<p>This site lies outside the urban edge and in the countryside and in a defined settlement gap. However, to the north west, permission has recently been granted on appeal by the Secretary of State for 680 dwellings. To the south-west, beyond the railway line, lies the Woodhouse Lane allocation for 800 dwellings and to the east, lies Winchester Road which forms the settlement boundary of Boorley Green. The site is given a yield of 23 dwellings on a net site area of 1.3ha in the SLAA. The Woodhouse Lane site (SLAA Site 9-3 / site selection site no. 14) will retain an area of land in the north east corner open and undeveloped in</p>	<p>Although this site has no higher level restriction, it was placed within the Local Gap during the examination process of the Local Plan. However, in the Main Modifications to the Local Plan (May 2021) this has been withdrawn. Botley Parish Council are lobbying to have this countryside gap re-instated and if successful, this site would be contrary to the Policies within the Neighbourhood Plan. This site also has issues with noise from the local railway line and would require mitigation to reduce this.</p>	<p>This site was not ruled out of the Local Plan site assessment process as it was considered potentially suitable for development, as such this site represents a reasonable alternative for consideration in the Neighbourhood Plan.</p>

Site Name / Ref.	Local Plan Assessment (commentary taken from 'From SLAA to Shortlist for Allocations Report', May 2017)	Neighbourhood Plan Assessment (commentary taken from Neighbourhood Plan Site Assessments)	Conclusion
	<p>accordance with the allocation in the unadopted 2011-29 local plan. Negotiations are underway with the County Council to secure the land between this site and the Upland Farm site (SLAA sites 3-8 & 3-9 / site selection site no. 21) to help retain this gap. Taken together this adds to the importance of site 3-23 in preventing the settlements of Botley, Boorley Green and Hedge End from merging completely.</p> <p>Accordingly this site is currently on hold pending further consideration as these discussions evolve.</p>		
SHLAA-3-24-C Land Adjacent to Peartree Public House	<p>This site lies outside the urban edge but surrounded by existing and proposed development. There is a pre-application enquiry for 4 dwellings on the site meaning it would fall below the SLAA site size threshold. However, on the basis of the application of standard densities applied across the rest of the SLAA sites it is considered potentially capable of accommodating 7 dwellings. Either way, given the size of the site and the scale of development likely to arise, this site has been ruled out in the Stage 2 sieve. Not because it is considered inherently unsuitable for development. But purely in view of its size. If the pub does close and a</p>	<p>Superficially, this site seems to have potential for lower level assessment, however as it has been designated an ACV (Asset of Community Value) it would be contradictory to allocate this site within the Neighbourhood Plan</p>	<p>This site is a designated ACV and as such is not considered a suitable reasonable alternative for allocation in the Neighbourhood Plan.</p>

Site Name / Ref.	Local Plan Assessment (commentary taken from 'From SLAA to Shortlist for Allocations Report', May 2017)	Neighbourhood Plan Assessment (commentary taken from Neighbourhood Plan Site Assessments)	Conclusion
	redevelopment occur, this will contribute towards the small site / windfall allowance.		
SHLAA-3-27-C Grange Road	<p>This site lies outside the urban edge in countryside and in a defined settlement gap. There has been a pre-application enquiry proposing 103 dwellings on an amalgamation of this site and site 3-32 to the east (although with a gap between the two sites). This site alone is give a yield on this site of 73 dwellings in the SLAA on 2.08ha net site area. It is being taken forward as part of the site selection process alongside site 3-1 as site no. 16.</p> <p>It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.</p>	<p>This site is situated within the Local Gap and is therefore contrary to policies within the neighbourhood Plan. It is therefore inappropriate for allocation.</p>	<p>This site is located within a defined settlement gap and as such is not considered a suitable reasonable alternative for allocation in the Neighbourhood Plan.</p>
SHLAA-3-28-C Land South of Snakemore Lane	<p>This site lies outside the urban edge and in open countryside. The SLAA identifies a number of environmental constraints (part SINC and part flood risk). The site is considered for employment use in the SLAA but is noted to be remote from access to strategic road network. 1,400 dwellings have been permitted and are under construction on the golf course site to the south of Chancellors Lane. The site is given zero yield for residential in</p>	<p>This site would lead to the coalescence of Boorley Green and Horton Heath. As such, it is contrary to the policies within the Neighbourhood Plan and considered unsuitable for allocation.</p>	<p>This site is located within a defined settlement gap and as such is not considered a suitable reasonable alternative for allocation in the Neighbourhood Plan.</p>

Site Name / Ref.	Local Plan Assessment (commentary taken from 'From SLAA to Shortlist for Allocations Report', May 2017)	Neighbourhood Plan Assessment (commentary taken from Neighbourhood Plan Site Assessments)	Conclusion
	<p>SLAA but largely on settlement coalescence grounds and the fact that it is identified for employment rather than residential development. In order to test this further this site has been taken forward as part of the site selection process alongside sites 3-30 and 3-31 as site no. 25.</p> <p>It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.</p>		
SHLAA-3-30-C Land at Denhams Corner	<p>See site 3-28 above. The site considered for employment use and so given zero residential yield in the SLAA. However, as this is largely on settlement coalescence grounds and in order for this to be further tested this site is being taken forward as part of the site selection process alongside sites 3-28 and 3-31 as site no. 25.</p> <p>It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.</p>	<p>The Northern part of this site lies within the Fair Oak and Horton Heath Parish. therefore only the parts relating to Botley Parish have been considered within this assessment. This site is subject to environmental constraints associated with nature conservation designations and any development would encroach on mitigation buffers. Access to the site is also an issue as it lies a considerable distance from the strategic highway network. In addition, if developed, this site would further erode the countryside gap between Horton Heath and Botley. therefore it is considered unsuitable for allocation within the Neighbourhood Plan.</p>	<p>This site is located within a defined settlement gap and as such is not considered a suitable reasonable alternative for allocation in the Neighbourhood Plan.</p>
SHLAA-3-31-C Land at Ford Lake	<p>See sites 3-28 and 3-30 above. The three sites are adjacent. Although this</p>	<p>More than half of the site is designated as a SINCC and the whole site is in the</p>	<p>This site is located within a defined settlement gap and environmentally</p>

Site Name / Ref.	Local Plan Assessment (commentary taken from 'From SLAA to Shortlist for Allocations Report', May 2017)	Neighbourhood Plan Assessment (commentary taken from Neighbourhood Plan Site Assessments)	Conclusion
	<p>site is not identified with potential for employment use it is being taken forward in the site selection process alongside these sites as site no. 25.</p> <p>It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.</p>	<p>countryside. Permission has been granted on a large tract of land close to this site therefore this site has greater importance to prevent coalescence between Botley and Hedge End. For this reason, it is unsuitable for allocation within the Neighbourhood Plan.</p>	<p>designated site and as such is not considered a suitable reasonable alternative for allocation in the Neighbourhood Plan.</p>
<p>SHLAA-3-32-C Land North of Grange Road</p>	<p>This site lies outside the urban edge in countryside and in a defined settlement gap. It has been given a zero rate for residential development in the SLAA largely on the basis of the gap designation. However, it forms part of a site subject to a pre-application enquiry alongside site 3-27. In order to test the settlement coalescence / gap constraint, this site is being taken forward as part of the site selection process alongside sites 3-18, 3-19 & 3-22 as site no. 23.</p> <p>It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.</p>	<p>Local knowledge points to this site being subject to significant flooding. This site had poor unsafe access and has strategic High pressure pipelines crossing the site. In addition, development of this site would compromise the local gap between Hedge End and Botley. Therefore it is unsuitable for allocation within the Neighbourhood Plan as it would compromise other policies in the Plan.</p>	<p>This site is located within a defined settlement gap as well as having other constraints and as such is not considered a suitable reasonable alternative for allocation in the Neighbourhood Plan.</p>
<p>SHLAA-3-33-C Land North of Myrtle Cottage</p>	<p>This site lies outside the urban edge and in the countryside and a defined settlement gap. However, it is to be surrounded by proposed development with 1,400 dwellings currently under</p>	<p>This site is already allocated via the Local Plan</p>	<p>As this site is allocated in the Local Plan it is not a suitable reasonable alternative for allocation in the Neighbourhood Plan.</p>

Site Name / Ref.	Local Plan Assessment (commentary taken from 'From SLAA to Shortlist for Allocations Report', May 2017)	Neighbourhood Plan Assessment (commentary taken from Neighbourhood Plan Site Assessments)	Conclusion
	<p>construction at the golf course to the east and 680 dwellings recent granted consent by the Secretary of State on land adjacent to the west. This site would be surrounded by development. It is given a yield of 24 dwellings in the SLAA on a net site area of 0.88ha. It is one of a handful of sites pending further consideration during summer 2017.</p>		
SHLAA-3-34-C Land North of Hedge End Railway Station	<p>This site lies in open countryside and is separated from the settlement of Hedge End by the railway line. The SLAA gives the site a zero yield for residential on the basis that, when considered alongside the 2,000 dwellings recently permitted to the south, land in this vicinity is required to be kept open and undeveloped to prevent the complete coalescence of settlements in this vicinity.</p> <p>In order to test this assertion this site, alongside site 3-4 is being taken forward as part of the site selection process as site no. 18.</p> <p>It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.</p>	<p>This site has significant importance in maintaining the gap between Hedge End and Botley. As such, it is considered inappropriate for allocation through the Neighbourhood Plan.</p>	<p>This site is located within a defined settlement gap and as such is not considered a suitable reasonable alternative for allocation in the Neighbourhood Plan.</p>
SHLAA-3-35-C Land	<p>This site lies outside the urban edge</p>	<p>This site has been allocated through</p>	<p>This site is allocated in the Local Plan</p>

Site Name / Ref.	Local Plan Assessment (commentary taken from 'From SLAA to Shortlist for Allocations Report', May 2017)	Neighbourhood Plan Assessment (commentary taken from Neighbourhood Plan Site Assessments)	Conclusion
South of Long Garden Cottage	and in countryside. It accommodates a number of general industrial, storage and distribution businesses. It is given a yield of 22 dwellings in the SLAA on a net site area of 0.72ha. There are pre-application enquiries proposing residential development on the site. The site will be surrounded by development with the 1,400 dwellings on the golf course site to the east which are currently under construction and the Secretary of State having granted permission for 680 dwellings to the west. Accordingly this site is being taken forward as part of the site selection process as site no. 26.	the Eastleigh Borough Council Local Plan.	and as such is not considered a suitable reasonable alternative for allocation in the Neighbourhood Plan.
SHLAA-3-36-C Land adjoining Holly Tree Farm	This site lies outside the urban edge and in open countryside. It is remote from facilities. Parts of the site are designated a SINC and parts are underlain by minerals resources. Land adjacent to Crows Nest Lane to the west has recently benefitted from a council resolution to grant permission for 50 dwellings. Land between this site and the resolution site (Oak Ridge Farm) is subject to formal pre-application enquiries proposing up to 200 dwellings. The site is given a yield of 151 dwellings in the SLAA on a net site area of 5.05 dwellings. Part of this site alongside sites 3-7 and 3-39, has been taken forward for consideration	This site is designated as countryside and is within a countryside gap. Parts of the site are designated aa SINC. There are also high pressure pipelines in the vicinity. Allocating this site would contravene policies within the neighbourhood plan.	This site is located within a defined settlement gap and is subject to other environmental designations and as such is not considered a suitable reasonable alternative for allocation in the Neighbourhood Plan.

Site Name / Ref.	Local Plan Assessment (commentary taken from 'From SLAA to Shortlist for Allocations Report', May 2017)	Neighbourhood Plan Assessment (commentary taken from Neighbourhood Plan Site Assessments)	Conclusion
	as part of the site selection process as site no. 19.		
SHLAA-3-37-C Land north of Hedge End and Railway Line	This site was recently granted outline planning permission by the Secretary of State on appeal for 680 dwellings so is already counted as a commitment. It will be allocated in the local plan by way of an over-arching policy establishing the principle of residential development on sites which were granted permission / in receipt of a resolution to grant permission subsequent to the plan base date on which work has not commenced.	This site has been allocated through the Eastleigh Borough Council Local Plan	This site has been allocated within the Local Plan and as such is not considered a suitable reasonable alternative for allocation in the Neighbourhood Plan.
SHLAA-3-38-C Land South of Marls Road	<p>This site lies outside the urban edge in countryside and a defined settlement gap. It is a residue of the former site which was granted permission on appeal for 103 dwellings to the south in October 2015 (F/13/73606). This site is given a net yield in the SLAA of 45 dwellings on a net site area of 1.3ha. It is being taken forward as part of the site selection process alongside the larger adjacent site 3-14 as part of site no. 22.</p> <p>It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.</p>	This site is located within the Local Gap between Hedge End and Botley. Therefore it is contrary to the policies within the Neighbourhood Plan. This site is therefore not suitable for allocation within the Neighbourhood Plan.	This site is located within a defined settlement gap and as such is not considered a suitable reasonable alternative for allocation in the Neighbourhood Plan.

Site Name / Ref.	Local Plan Assessment (commentary taken from 'From SLAA to Shortlist for Allocations Report', May 2017)	Neighbourhood Plan Assessment (commentary taken from Neighbourhood Plan Site Assessments)	Conclusion
SHLAA-3-39-C Land south of Maddoxford Lane	<p>This site lies outside the urban edge in an area of countryside and a defined settlement gap. However, it has the benefit of a resolution to grant consent for 50 dwellings (O/16/79600) decided at committee in March 2017. The site adjacent to the west also received a resolution to grant consent, also for 50 dwellings at the same meeting (O/16/78389). The local plan will include an over-arching policy which list those sites (such as this site) on which permission has been granted / resolved to be granted and which establishes the principle of their development for housing. A larger area comprising this site, site 3-7 and part of site 3-36 has been taken forward into the site selection process as site no. 19.</p>	<p>This site has been allocated within the Eastleigh Borough Local Plan.</p>	<p>This site is an allocation within the Local Plan and as such is not considered a suitable reasonable alternative for allocation in the Neighbourhood Plan.</p>

7.20 This initial stage assessment resulted in the exclusion of 26 sites. The remaining three sites were considered to be suitable reasonable alternatives for development included:

- Land South of Winchester Road
- Land at Woodhill School (North)
- Land at Woodhill School (South)

7.21 The following table sets out the further assessment of these sites that was undertaken against a detailed range of site assessment criteria including those related to context, ability to deliver housing, sustainability and access to services, biodiversity and landscape constraints, heritage constraints, environmental quality, transport and access, and consistency with the Neighbourhood Plan Vision and Objectives.

Table 10. Assessment of reasonable alternative sites for allocation

Site	Further Assessment (commentary taken from Neighbourhood Plan Site Assessments)	Conclusion
Land South of Winchester Road	This site meets a number of the criteria required though the neighbourhood Plan policies, however it is in the countryside. Although this countryside gap has been removed in the Main Modifications to the Eastleigh Borough Local Plan (May 2021) the Parish Council and the Neighbourhood Plan Steering Committee are challenging this decision. This Neighbourhood Plan allocates this as a countryside gap. Therefore this site is unsuitable to allocation within the neighbourhood Plan.	Site not identified as suitable for allocation in the Neighbourhood Plan.
Land at Woodhill School (North)	This site is very well located and will deliver the small scale development proposed through the Neighbourhood Plan. It is suitable to provide a higher percentage of affordable housing and can therefore make a significant contribution towards addressing this aspect of housing need within Botley. Although the SLAA identifies this site within the Countryside gap, it has since been removed, as the land east of Brook Lane is considered to have no potential to contribute towards the functioning of the gap.	Site identified as suitable for allocation in the Neighbourhood Plan.
Land at Woodhill School (South)	This site is very well located and will deliver the small scale development proposed through the Neighbourhood Plan. It is suitable to provide a higher percentage of affordable housing and can therefore make a significant contribution towards addressing this aspect of housing need within Botley. Although the SLAA identifies this site within the Countryside gap, it has since been	Site identified as suitable for allocation in the Neighbourhood Plan.

Site	Further Assessment (commentary taken from Neighbourhood Plan Site Assessments)	Conclusion
	removed as, the land east of Brook Lane is considered to have no potential to contribute towards the functioning of the gap.	

7.22 Following further detailed assessment of these three sites the Neighbourhood Plan Committee decided to progress with the allocation of the two sites at Woodhill School. The sites at Woodhill School are considered to represent reasonable alternatives when considered against the suitability of allocating other sites and meeting the housing needs of the Neighbourhood Plan area.

8.0 APPRAISAL OF SECONDARY, CUMULATIVE AND SYNERGISTIC EFFECTS

8.1 Secondary (or indirect) effects are effects that are not a direct result of a policy but occur away from the original effect or as a result of a complex pathway. Cumulative effects occur where two or more insignificant impacts combine to form a significant impact. Synergistic effects occur as the result of interactions between individual effects producing a total effect greater than the sum of each of the individual effects. Secondary, cumulative or synergistic effects may be either positive or negative. The secondary, cumulative and synergistic effects of the policies in the Botley Neighbourhood Plan have been assessed and are summarised in the table below.

Table 11. Appraisal of Secondary, Cumulative and Synergistic Effects

Sustainability Appraisal Objective		Policies	Effects Identified	Significance
1	Provide sufficient housing to meet identified local needs, including affordability and special needs	7, 8, 9, 14	All of these policies are assessed as having a significant positive impact on this objective. Together, the cumulative effect of these policies will have a positive impact on this objective. Some of the plan's other policies which restrict development in certain areas (e.g. settlement gaps, flood risk areas) may have a slight secondary (indirect) negative impact on the achievement of this objective.	Overall, the impact of the plan's policies on the achievement of this objective will be positive.
2	Safeguard and improve community health, safety and wellbeing	1, 3, 4, 6, 8, 9, 12, 13, 14, 16, 17, 18	All of these policies are assessed as having either a significant positive or positive impact on this objective through the provision or enhancement of community facilities, safety and wellbeing. Together, the cumulative effect of these policies will have a positive impact on this objective.	The cumulative impact of the plan's policies on the achievement of this objective will be positive.
3	Develop a dynamic and diverse economy	1, 2, 18	These policies are assessed as having either a significant positive or positive impact on this objective by providing support for sustainable growth of retail and commercial premises. Together, the cumulative effect of these policies will have a positive impact on this objective.	The cumulative impact of the plan's policies on the achievement of this objective will be positive.
4	Reduce road traffic and congestion through improved accessibility to services, homes and jobs; reducing the need to travel by car/lorry and improving sustainable travel choice	1, 2, 4, 7, 13, 15, 17	These policies are assessed as having a combination of both positive and negative impacts on this objective. The overall cumulative effect of these policies is considered to be neutral, as the policies which seek to promote sustainable and active travel options will be enacted alongside policies which may encourage	The cumulative impact of the plan's policies on the achievement of this objective will be neutral.

Sustainability Appraisal Objective		Policies	Effects Identified	Significance
			increased travel by car.	
5	Protect and conserve natural resources	2, 3, 5, 7, 8, 16,	These policies will have a combination of both positive and negative impacts on the achievement of this objective. The policies which allocate sites and promote new development (and thereby encourage increased use of natural resources) will be enacted alongside policies which seek to reduce natural resource consumption, including through the promotion of renewable energy generation, protection of open spaces and preventing development of countryside in gaps between settlements. The overall impact of the plan's policies upon the achievement of this objective are therefore considered to be neutral.	The cumulative impact of the plan's policies on the achievement of this objective will be positive.
6	Reduce air, soil, water, light and noise pollution	3, 4, 10, 11, 16	The majority of these policies are expected to have a positive impact on the achievement of this objective by including mitigation measures which seek to minimise instances of pollution. Policy 4 promotes the creation of Botley Bypass which may have a negative impact in terms of air quality. However, the overall cumulative impact of policies within the plan is considered to be positive.	The overall cumulative impact of policies within the plan on the achievement of this objective is considered to be positive.
7	Plan for the anticipated levels of climate change	10, 11, 16,	These policies are expected to have either a significant positive or positive impact on the achievement of this objective. The cumulative impact of the plan's policies is therefore expected to be positive.	The overall cumulative impact of policies within the plan on the achievement of this objective is considered to be positive.
8	Minimise Botley's contribution to climate change by reducing the area's	15, 16	These policies are expected to have either a significant positive or positive impact on the achievement of this	The overall cumulative impact of policies within the plan on the achievement of this

Sustainability Appraisal Objective		Policies	Effects Identified	Significance
	carbon footprint and minimising other greenhouse gas emissions		objective. The cumulative impact of the plan's policies is therefore expected to be positive.	objective is considered to be positive.
9	Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste	10, 16	These policies are expected to have either a significant positive or positive impact on the achievement of this objective. The cumulative impact of the plan's policies is therefore expected to be positive.	The overall cumulative impact of policies within the plan on the achievement of this objective is considered to be positive.
10	Protect, enhance and manage biodiversity and geodiversity, improving its quality and range. Avoid, mitigate or, at last resort, compensate for adverse effects on biodiversity	3, 5, 6, 7, 8, 9, 15	These policies are expected to have either a positive impact or a mixture of positive and negative impacts on the achievement of this objective. The cumulative impact of the plan's policies is therefore expected to be neutral.	The overall cumulative impact of policies within the plan on the achievement of this objective is considered to be neutral.
11	Enhance Botley's multifunctional green infrastructure network	2, 3, 5, 7, 8, 9	These policies are expected to have either a positive impact or a mixture of positive and negative impacts on the achievement of this objective. The cumulative impact of the plan's policies is therefore expected to be neutral.	The overall cumulative impact of policies within the plan on the achievement of this objective is considered to be neutral.
12	Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities	3, 5, 15, 18	These policies are expected to have either a significant positive or positive impact on the achievement of this objective. The cumulative impact of the plan's policies is therefore expected to be positive.	The overall cumulative impact of policies within the plan on the achievement of this objective is considered to be positive.
13	Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance	4, 7, 15, 18	These policies are expected to have either a significant positive or positive impact on the achievement of this objective. The cumulative impact of the plan's policies is therefore expected to be positive.	The overall cumulative impact of policies within the plan on the achievement of this objective is considered to be positive.

9.0 MONITORING

- 9.1** Monitoring of this Sustainability Appraisal will be carried out by Botley Parish Council alongside its monitoring of the Neighbourhood Plan. The monitoring cycle should be aligned to the Neighbourhood Plan review period.

APPENDIX 1 STRATEGIC ENVIRONMENT ASSESSMENT (SEA) AND HABITATS REGULATIONS ASSESSMENT (HRA) SCREENING STATEMENT FOR THE DRAFT BOTLEY NEIGHBOURHOOD PLAN EA SCREENING OPINION, EASTLEIGH BOROUGH COUNCIL (FEBRUARY 2022)



