

2018 - 2019



Authority Monitoring Report



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GLOSSARY OF TERMS

Authority Monitoring Report (AMR): A report describing the characteristics of the authority's area and assessing the implementation and effectiveness of planning policies. The preparation of this AMR accords with Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 which includes the technical reference to the authority's monitoring report.

Biodiversity Action Plan (BAP): A working document that provides a framework for the maintenance and enhancement of the biodiversity of the Borough.

Community Infrastructure Levy (CIL): Is a levy that local authorities can choose to charge on new development. The charges are related to the size and type of the new development. The money collected can be spent on funding infrastructure which the Council has identified as being required. The Council is not proposing to introduce a CIL Charging Schedule to fund infrastructure at this time in view of the changing regulatory climate and other uncertainties. However, this situation may be reviewed in the future.

Corporate Plan 2015-2025: Eastleigh Borough Council's set of ten objectives (under four themes) indicating key priorities¹.

Development Plan: The Development Plan comprises the Development Plan Documents contained within the Local Development Framework (e.g. a Local Plan) and the Minerals and Waste Plan Local Plan (2013) produced jointly by Hampshire County Council, Portsmouth and Southampton City Councils and the New Forest and South Downs National Park Authorities.

Development Plan Documents (DPD): Planning documents that are subject to independent examination and form part of the overall Development Plan. For Eastleigh the Development Plan Documents formerly included the Local Plan Review (2001-2011). The saved policies of the Local Plan Review (2001-2011) will be replaced by those included in the submitted Eastleigh Borough Local Plan (2016-2036) upon adoption. Individual Development Plan Documents or parts of a DPD can be reviewed independently from other DPDs. Each authority must set out the programme for preparing its Development Plan Documents in the Local Development Scheme (LDS).

Evidence Base: Constitutes a range of information to inform the preparation of the Local Development Framework, primarily the preparation of the emerging Eastleigh Borough Local Plan (2016-2036) as submitted to the Secretary of State in October 2018.

Hampshire Biodiversity Information Centre (HBIC): The HBIC Partnership includes local authorities, government agencies, wildlife charities and biological recording groups.

¹ The Eastleigh Borough Council Corporate Plan 2015-2025 is available on the Council website: <https://www.eastleigh.gov.uk/media/2349/corporate-plan-2015-2025.pdf>

Infrastructure Delivery Plan (IDP): The IDP which is regularly updated, forms part of the evidence base for the Local Plan and assesses infrastructure capacity and needs of the Borough. It also provides an overview of the way infrastructure is planned and the organisations involved in its delivery. It also looks at costs and the likely funding mechanisms for infrastructure, and forms the basis for assessing contributions that would be sought to meet the needs of new development.

Local Development Document (LDD): The documents that set out planning policies and guidance for specific topics or for geographical areas – includes DPDs and SPDs.

Local Development Scheme (LDS): A public statement which sets out the Local Development Documents the Council will prepare for the Local Plan and sets out a timetable for their production.

Local Plan Review (2001-2011): The statutory plan for the Borough adopted in March 2006 which set out policies for controlling development and proposals for particular areas/sites. In November 2008, the Council submitted a list of proposed policies to be ‘saved’ to the Secretary of State.

Local Plan (2016-2036): This will replace the saved policies of the Local Plan Review (2001-2011) once adopted.

National Planning Policy Framework (NPPF): The revised National Planning Policy Framework (NPPF) was published on 24 July 2018². This sets out the Government’s planning policies for England and is the first revision of the NPPF since 2012.

Neighbourhood Development Plan: A plan (also known as a Neighbourhood Plan) prepared by a Parish Council or Neighbourhood Forum for a neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Net Floorspace: Amount of gross floorspace gained minus any loss of floorspace.

Partnership for South Hampshire (PUSH): PfSH is a partnership of the unitary authorities of Portsmouth and Southampton; Hampshire County Council and the district authorities of Eastleigh, East Hampshire, Fareham, Gosport, Havant, New Forest, New Forest National Park Authority, Test Valley and Winchester. It was established in 2003 to deliver sustainable, economy-led growth and regeneration in South Hampshire. It was previously known as the Partnership for Urban South Hampshire (PUSH) and renamed as PfSH in August 2019 following the withdrawal of the Isle of Wight Council and addition of the New Forest National Park Authority as new members.

² Following a technical consultation on updates to national planning policy, some additional changes were made and published in an updated Framework on 19 February 2019.

Previously Developed Land (PDL): Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure (often referred to as 'brownfield land') (definition taken from NPPF: MHCLG, February 2019).

Section 106 (S106) Agreements – Planning Obligations: As part of the consideration of a planning application, Section 106 of the Town and Country Planning Act 1990 enables local authorities to negotiate with developers certain works, restrictions, or contributions towards a range of infrastructure and services, such as community facilities, public open space, transport improvements and/or affordable housing.

Site of Importance for Nature Conservation (SINC): A local site which is of substantive nature conservation value. The SINC system in Hampshire is managed by Hampshire County Council (HCC) on behalf of the Hampshire Biodiversity Partnership (HBP).

Site of Special Scientific Interest (SSSI): Sites designated by Natural England under the Wildlife and Countryside Act (1981) that are of national importance in terms of ecology or geology.

Special Area for Conservation: An area of open water or land of international importance designated to conserve natural habitats and wild fauna and flora, which are considered rare or endangered and are recognised as being under a particular threat. They are given special protection under the European Union's Habitats Directive.

Special Protection Area: Areas of land, water or sea of international importance for the conservation of wild birds and of migratory species. They are given special protection under the European Union's Birds Directive.

Strategic Environmental Assessment (SEA): An assessment of the potential impacts of policies and proposals on the environment, to include proposals for the mitigation of impacts.

Supplementary Planning Document (SPD): A document providing further guidance on specific policies or topics, design guidance or site development guidance. Whilst not forming part of the Development Plan or subject to independent examination, SPDs are subject to rigorous procedures of community involvement and will be a material consideration in decision-making. The Council has produced a number of SPDs which can be found on the Planning pages of the Council's website.

Sustainability Appraisal (SA): An appraisal of the economic, social and environmental impacts of policies and proposals. It incorporates Strategic Environmental Assessment (SEA) – see above. All Development Plan Documents are subject to a sustainability appraisal. The SA Scoping Report identifies the information needed for the appraisal, and describes the methodology. It is updated periodically.

INDICATORS

Housing		
Core Indicator	CH1	Plan period and housing targets
Core Indicator	CH2	Past and projected net additional dwellings
Core Indicator	CH3	New and converted dwellings on previously developed land
Core Indicator	CH4	Net additional gypsy and traveller pitches
Core Indicator	CH5	Affordable housing completions
Local Indicator	L1	Net additional travelling showpeople pitches
Local Indicator	L2	Average size of completed dwellings
Local Indicator	L3	Average mix of completed dwellings
Local Indicator	L5	Older persons accommodation completed
Local Indicator	L6	Densities of completed dwellings
Local Indicator	L7	Self-Build and Custom Housebuilding
Employment		
Core Indicator	CBD1	Overall change in employment floorspace
Core Indicator	CBD2	Change in employment floorspace on previously developed land
Core Indicator	CBD3	Employment land available by type
Biodiversity and Nature Conservation		
Core Indicator	E2	Changes in areas of biodiversity importance
Transport		
Local Indicator	L9	Eastleigh Borough Council Travel Plan objectives
Local Indicator	L10	Rail passenger numbers at stations within Eastleigh Borough
Local Indicator	L11	Eastleigh Borough Council Car Club usage
Local Indicator	L12	Number of cycle movements
Local Indicator	L13	Road safety
Local Indicator	L14	Total passenger and total aircraft movements at Southampton Airport
Town District and Local Centres		
Core Indicator	CBD4	Floorspace completed for 'town centre' uses
Local Indicator	L15	Vacancies in town and district centres
Local Indicator	L16	Pedestrian footfall in Eastleigh town centre
Open Space and Recreation		
Local Indicator	L17	Planning applications determined for public open space, sport and recreation facilities
Local Indicator	L18	Open spaces managed to Green Flag Award standard

Community Infrastructure		
Local Indicator	L19	Number on school rolls compared with capacity
Spatial Portrait		
Contextual Indicator	-	Past Population Change
Contextual Indicator	-	Economic Performance (Gross Value Added)
Contextual Indicator	-	Business Demography
Contextual Indicator	-	Economic Activity
Contextual Indicator	-	Clamant Count
Contextual Indicator	-	Qualifications
Contextual Indicator	-	Total Jobs
Contextual Indicator	-	Employment by Occupation
Contextual Indicator	-	Affordability of Housing
Contextual Indicator	-	Ethnicity and Diversity
Contextual Indicator	-	Household Composition
Contextual Indicator	-	Life Expectancy and Mortality Rates
Contextual Indicator	-	Levels of Obesity
Contextual Indicator	-	Adults Participating in Sport and Active Recreation
Contextual Indicator	-	Deprivation
Contextual Indicator	-	Crime
Contextual Indicator	-	Nature Designations
Contextual Indicator	-	Built and Historic Environment
Contextual Indicator	-	Carbon Dioxide Emissions
Contextual Indicator	-	Commuting and Peak Flows

EXECUTIVE SUMMARY

- i. This Authority Monitoring Report (AMR) produced by Eastleigh Borough Council covers the period 1 April 2018 to 31 March 2019.
- ii. The purpose of the AMR is to monitor the performance of planning policies on the area in which they apply. This is undertaken through reporting on a series of core and local indicators. These primarily focus on the period between 1st April 2018 and 31st March 2019, but also identify longer-term trends where applicable which are relevant to the performance of local planning policies.
- iii. Data from previous monitoring years is used where no updates for the 2018/19 monitoring period are available. However, more recent information and data further to the 2018/19 monitoring period is included within this AMR where considered relevant, particularly if it relates to Local Plan progress after March 2019. The AMR also includes contextual data and information relating to a number of social, economic and environmental themes.
- iv. This AMR includes an update on meeting the milestones set out in the Council's Local Development Scheme (LDS), which details the timetable for introducing a new Eastleigh Borough Local Plan (2016-2036) to replace the Eastleigh Borough Local Plan Review (2001-2011) (the Adopted Local Plan). Whilst this AMR doesn't monitor the performance of the policies in the submitted Eastleigh Borough Local Plan (2016-2036), this is referenced throughout in order to signpost to the future proposed policy direction.
- v. The AMR also provides useful data to measure progress of the Council in addressing objectives set out in its Corporate Plan 2015-2025.

Monitoring the Local Development Scheme (LDS)

- vi. The most recent LDS was published in December 2017 and is the most up to date programme for the preparation of the Eastleigh Borough Local Plan (2016-2036). This AMR therefore reports on progress against the milestone targets set out in the December 2017 LDS. This includes the successful submission of the Local Plan (2016-2036) to the Secretary of State in October 2018 (see **Figure 3.1** on page 28 for further details).

Monitoring the Development Plan Documents

- Whilst the Localism Act 2011 removed the mandatory requirements for local authorities to report on core and local indicators, the Council has retained these in order to identify long-term trends and to allow for consistency and comparison with previous AMR publications. Section 4 in particular reports on a number of performance indicators relating to the 'saved' policies of the adopted Local Plan Review (2001-2011).
- The spatial portrait of the Borough in Section 2 also includes a number of contextual indicators. The general themes which emerge from the indicators are set out below.

Core Indicators:

- Monitoring has indicated that the saved policies of the adopted Local Plan Review (2001-2011) have been used successfully since 2005/06 with regards to:
 - Focussing the majority of new housing development on previously developed land in existing settlements although more recent monitoring years have recorded a significantly higher proportion of residential completions on greenfield sites (87% of completions were located on greenfield sites in 2018/19).
 - Delivering new employment floorspace on previously developed land
 - Anticipating the limited capacity of previously developed land to accommodate future housing and employment needs and identifying the subsequent need to allocate greenfield sites for housing and employment in the submitted Local Plan (2016-2036)
 - Protecting the Borough's natural environments which includes designated sites
 - Not permitting development that would lead to increased flood risk
 - Permitting schemes for renewable energy
- A total of **1,162 new homes were completed in 2018/19**. This completion rate is the highest that has been recorded since monitoring completions began can be partly attributed to residential allocations proposed in the previously submitted Local Plan (2011-2029)³ being built out. Completion rates have been increasing year-on-year following a recorded low of 145 in the 2014/15 monitoring period. 468 out of the 1,162 net completions were for affordable housing, this representing the highest completion rate for affordable housing in terms of overall numbers built out since 2006/07.

Local Indicators:

- Monitoring has indicated that policies have been used successfully in supporting environmental improvements in Eastleigh Town Centre.
- There is evidence to suggest that policies are enabling poorly-designed schemes to be refused. Similarly, in relation to the protection of the countryside and the Borough's historic environment, there is evidence that the saved policies of the adopted Local Plan Review (2001-2011) have continued to provide a sufficient basis upon which to refuse inappropriate development. Further research and monitoring needs to be undertaken in the future however to ensure that inappropriate development that could affect these important features of the Borough is refused when considered against relevant policies as proposed in the submitted Local Plan (2016-2036) once adopted.
- Local indicators have also highlighted that rail use within the Borough has increased slightly by 1.0% compared to the previous 2017/18 monitoring period, therefore reversing the previously recorded decrease in passenger numbers. School capacity will need to be monitored relative to the new

³ Residential allocations proposed in the previously submitted Local Plan (2011-2029) have been rolled forward to the submitted Eastleigh Borough Local Plan (2016-2036).

residential allocations that are proposed within the submitted Local Plan (2016-2036) for Eastleigh Borough.

Contextual Indicators:

- The spatial portrait of the Borough shows that:
 - The Borough's population has increased steadily since 2001, and on this basis, it is projected to increase further in the period up to 2041, with particular growth in the 60+ age group.
 - The Borough quickly recovered from the 2008-2009 economic downturn, and economic growth is currently shown to be faster than the surrounding Solent area.
 - The Borough has slightly lower levels of economically active residents, but higher levels of employment compared to that across the region and nationally. The number of jobs within the Borough has generally increased over time since 2001, although there have been periods without job growth including between 2017 and 2018 when the total number of jobs remained at approximately 67,000.
 - Local businesses have also shown greater resilience compared to those at the national and regional level in surviving the 2008-2009 economic downturn. Currently, within Eastleigh Borough, almost half of new businesses survive longer than 5 years.
 - Life expectancy has shown a general trend to increase since 2001 whilst death rates have been consistently below the national average. This indicates that the health of the Borough's residents has generally improved over the period of the adopted Local Plan (2001-2011).
 - Obesity levels for adults are shown to be relatively comparable to the county, regional and national rates whilst for Year 6 children, levels of obesity have shown a recent fall against county, regional and national rates. This will need to be monitored in future years as to whether this is part of an emerging trend since estimated levels of obesity for both adults and Year 6 children has previously been recorded above county, regional and national trends.
 - Overall levels of physical activity have shown a recorded decrease over the 2018/19 monitoring period. It will be important to continue the monitoring of health-related indicators over future monitoring periods due to the risk higher levels of obesity and low levels of physical activity can have upon health-related problems
 - Estimates of local carbon dioxide emissions have shown an overall decrease albeit with some fluctuations since 2005. Between 2012 and 2017 there has been a continuous decrease.

1 INTRODUCTION

- 1.1.1 In line with section 113 of the Localism Act 2011, the requirement to submit an authority monitoring report to the Secretary of State under the regulations of the Planning and Compulsory Purchase Act 2004 has been removed. However, the duty to monitor remains in accordance with Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Council will continue to produce monitoring reports for public information; these reports will be made publicly available.
- 1.1.2 Local Authorities are now able to choose what targets and indicators to include in their monitoring whilst ensuring that they are prepared in accordance with relevant UK and EU legislation⁴. This report covers the period 1 April 2018 to 31 March 2019, and is referred to as the monitoring period.
- 1.1.3 The Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (known as the Strategic Environmental Assessment (SEA) Directive) states that “Member states shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action” (Article 10.1). The AMR provides an important mechanism of providing this information in accordance with the SEA Directive.
- 1.1.4 Monitoring of the economic, social and environmental characteristics of the area is an essential part of preparing the Eastleigh Borough Local Plan (2016-2036), to establish what is happening now, what may happen in the future, and how trends can be used to determine whether action is required. An important aspect of the Local Plan is to provide updates to reflect changing circumstances. Monitoring is necessary for this whereby trends and characteristics may then be considered as part of a policy review that may be required during the life of an adopted plan. The AMR is the mechanism for achieving this.
- 1.1.5 In summary, the purpose of this report is to monitor:
- The progress of the timetable of the Local Plan known as the Local Development Scheme (LDS), with explanation if targets have been met and if not why and whether a review of the LDS should be undertaken;
 - Whether the saved policies of the Eastleigh Borough Local Plan Review (2001-2011) are still achieving their objectives and targets;
 - Whether policies have had the intended consequences;
 - If the objectives and assumptions behind policies are still relevant; and
 - Whether the policies as proposed in the submitted Eastleigh Local Plan (2016-2036) are likely to achieve their objectives and targets in principle (although the weight that can be attached to these at this stage is still relatively limited);

⁴ EU-derived domestic legislation continues to have effect in domestic law following the UK’s departure from the EU and subsequent transitional arrangements. This includes Strategic Environmental Assessment (SEA) regulations which is relevant to the monitoring of indicators included in this AMR.

1.1.6 Although the requirement to produce monitoring reports has changed, it is important to re-iterate that the Council has retained the indicators used in previous AMRs in order to identify long term trends. Policy performance is monitored through the following types of indicators:

- **Contextual indicators** which help describe the general context of the local authority area;
- **Core indicators** were previously set by the Government, and provide an assessment of the impact of planning policies on certain key issues such as the rate of dwelling completions; and
- **Local indicators** are relevant to Eastleigh Borough and supplement the core indicators and provide a local and more specific context against which policies can be assessed.

1.1.7 These indicators can also be used to measure the outcomes and quality of life for Eastleigh residents, and help to monitor progress of the Council in meeting the ten objectives set out in its Corporate Plan 2015-2025.

1.1.8 To avoid duplication in data collection, the indicators which are used to monitor the sustainability appraisal framework baseline information of the Council's Sustainability Appraisal / Strategic Environmental Assessment Scoping Report have largely been incorporated⁵. This information sets out the objectives and criteria which the Council uses to assess how sustainable the documents and policies in its Local Plan are. Relevant baseline information is set out and referred to in this document.

⁵ <https://www.eastleigh.gov.uk/media/1687/sustainability-appraisal-scoping-report.pdf>

2 SPATIAL PORTRAIT OF EASTLEIGH BOROUGH

2.1 Introduction

2.1.1 This section of the AMR reviews the contextual indicators that are relevant to land-use planning within the Borough. The adopted Eastleigh Borough Local Plan Review covered the period 2001-2011, although many of its policies remain active. For monitoring purposes, the changes that have taken place since 2001 have therefore been highlighted, in addition to describing the current state of affairs.

2.2 Local Geography

2.2.1 Eastleigh Borough covers an area of 79.8 square kilometres (7,980 hectares) and is located within the South Hampshire sub-region. **Figure 2.1** shows the location of Eastleigh Borough in South Hampshire:

Figure 2.1: Map of Eastleigh Borough



Source: Eastleigh Borough Council

2.2.2 The Borough adjoins the districts of Southampton, Fareham, Test Valley and Winchester, and as of the most recent Census (2011) has a population of 125,199. This total, consisting of 61,384 males and 63,815

females, represents an increase of 7.2% in the Borough's population since the 2001 Census, as illustrated in **Table 2.2** below.

2.2.3 The main settlements within the Borough are identified below in **Table 2.1**.

Table 2.1: Settlement hierarchy for Eastleigh Borough

Hierarchy level	Settlement
1	Eastleigh
2	Chandler's Ford
	Hedge End
3	Bishopstoke
	Botley
	Bursledon
	Fair Oak
	Hamble
	Netley Abbey
4	West End
	Allbrook, Boorley Green, Butlocks Heath and Horton Heath

Source: Eastleigh Borough Council

2.2.4 There are currently 10 parishes across the Borough (Allbrook and North Boyatt, Bishopstoke, Botley, Bursledon, Chandler's Ford, Fair Oak and Horton Heath, Hamble-le-Rice, Hedge End, Hound, and West End) with only Eastleigh and Boyatt Wood which are un-parished.

2.3 Population

Past Population Change

2.3.1 The Borough is predominantly both urban and suburban in nature. According to the most recent Census (2011) the average population density was approximately 15.7 persons per hectare. By comparison, at this time, Southampton had a population density of about 47.5 persons per hectare and Fareham Borough 15 persons per hectare.

2.3.2 Variations in population influence the amount and type of housing, employment land, infrastructure and services that need to be planned for. Changes result from new residential development, in- and out-migration, and from fluctuations in mortality and birth rates.

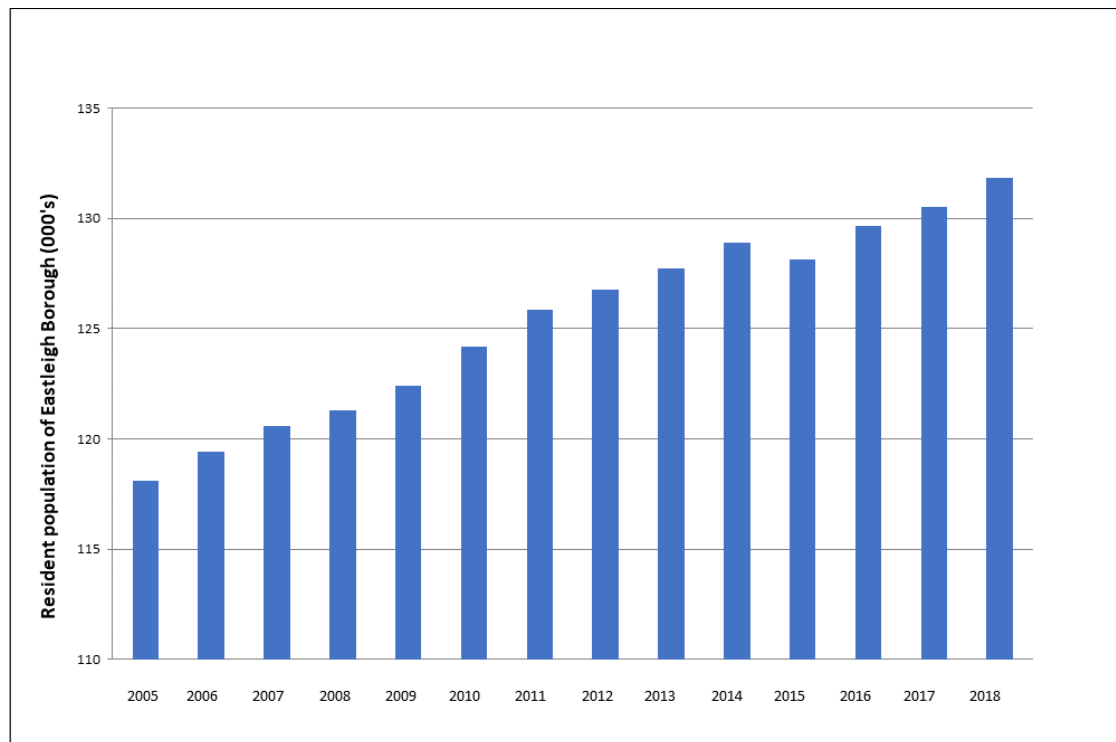
Table 2.2: Population of the Borough's parishes

Parish	2001 Census	2011 Census	% Change
Allbrook & North Boyatt	1,807	1,755	-3.0
Bishopstoke	9,843	9,974	1.3
Botley	5,155	5,083	-1.4
Bursledon	6,048	6,188	2.3
Chandler's Ford	22,588	23,916	5.6
Eastleigh Unparished Area	19,767	24,011	17.7
Fair Oak & Horton Heath	9,842	10,212	3.6
Hamble-le-Rice	4,147	4,695	11.7
Hedge End	18,697	20,790	10.1
Hound	6,846	7,105	3.6
West End	11,429	11,470	0.4
Total	116,169	125,199	7.2

Source: 2001 and 2011 census

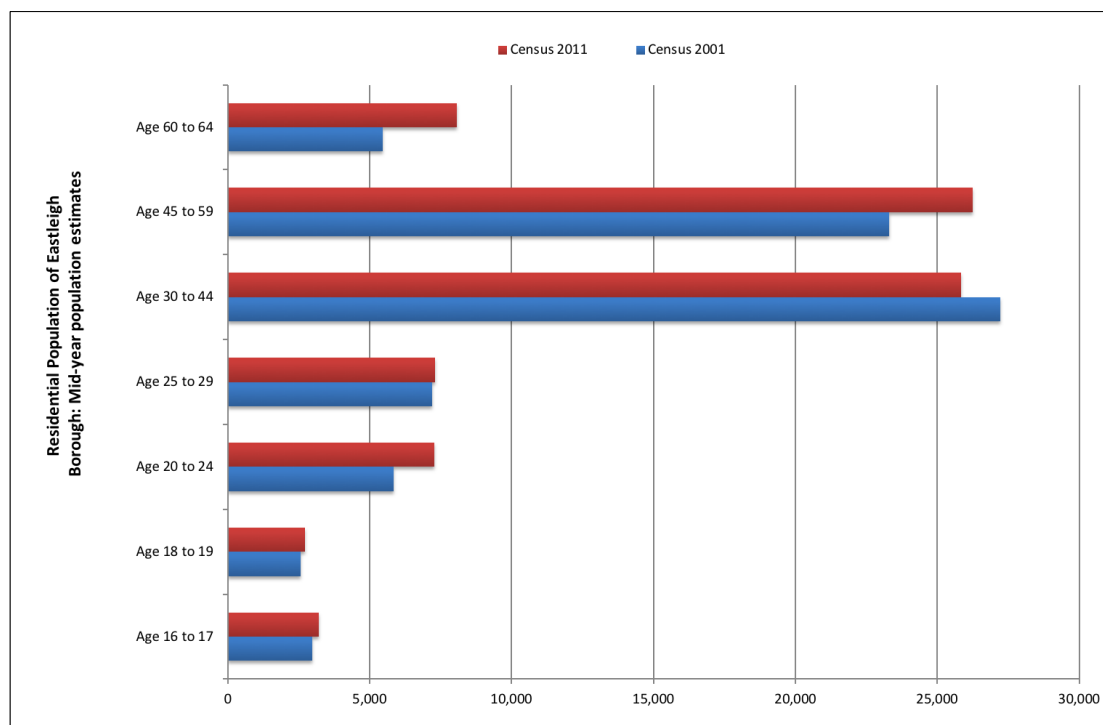
2.3.3 **Figure 2.2** below shows the overall change in the Borough's resident population since 2006 and demonstrates that there has been a steady increase up to 2018. **Figure 2.3** provides a breakdown of the residential working age population and shows that there has been an increase in the population for the majority of age groups between 2001 and 2011, particularly in the 45-64 age groups. The exception to this is the decrease in the population in the 30-44 age group.

Figure 2.2: Residential population of Eastleigh Borough, 2006-2018



Source: ONS, mid-year population estimates

Figure 2.3: Residential working age population of Eastleigh Borough by different age groups, 2001 and 2011



Source: ONS, 2001 & 2011 Census

2.3.4 Further information on the Borough's population can be found via Hampshire County Council's webpages⁶ courtesy of their Demography Team within the Research and Intelligence Group.

2.4 **Economy, Economic Activity and Income**

Economic Performance

2.4.1 Gross Value Added (GVA) (balanced) represents the increase in the value of the economy due to the production of goods and services. Annual estimates of GVA (balanced) data shows that across all industries within Eastleigh Borough the value of the local economy grew by almost 20% over a five-year period between 2011 and 2016, and based on recent data provided by the ONS, currently stands at around £3.93 billion.

2.4.2 Eastleigh's share of the Solent economy increased from 13.2% in 1998 to 15.3% in 2016 and Eastleigh was more resilient to the impact of the last recession than Solent or the UK economy. Further information on socio-economic performance of the local economy of Eastleigh and its sub-areas is available within the Eastleigh Local Economy Review 2016⁷ and on the Hampshire County Council website⁸.

2.4.3 **Figure 2.4** provides a breakdown of the contribution from each broad industry sector towards the Borough's economic output in 2016. It also shows how these sectors contributed towards the economies of the Solent

⁶ Available on the Hampshire County Council website:

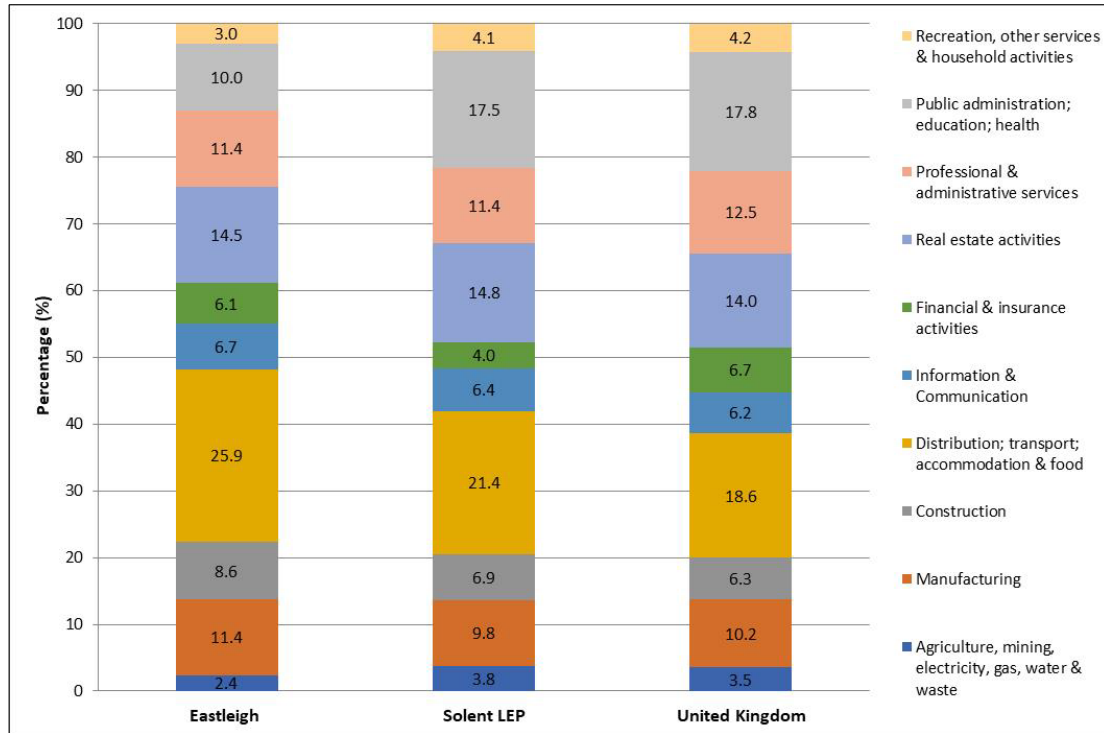
<https://www.hants.gov.uk/landplanningandenvironment/facts-figures/population>

⁷ <https://www.eastleigh.gov.uk/media/3391/eastleigh-economy-review-jan-2017.pdf>

⁸ <https://www.hants.gov.uk/business/ebis/reports>

Local Enterprise Partnership area and the UK. **Figure 2.4** shows that a greater proportion of the Borough's output comes from the manufacturing, construction, information and communication and distribution; transport; accommodation and food wholesale and retail sectors than is the case either nationally or sub-regionally. Conversely, it is also notable that the Borough's output from agriculture, mining, electricity, gas, water and waste, public administration; education; health and recreation, other services and household activities is lower as a proportion of the total output in comparison to that sub-regionally and nationally. It is clear however from **Figure 2.4** that the Borough is not dependent on any one particular broad sector for its economic prosperity.

Figure 2.4: Comparison of Gross Value Added (balanced) by broad industry sectors



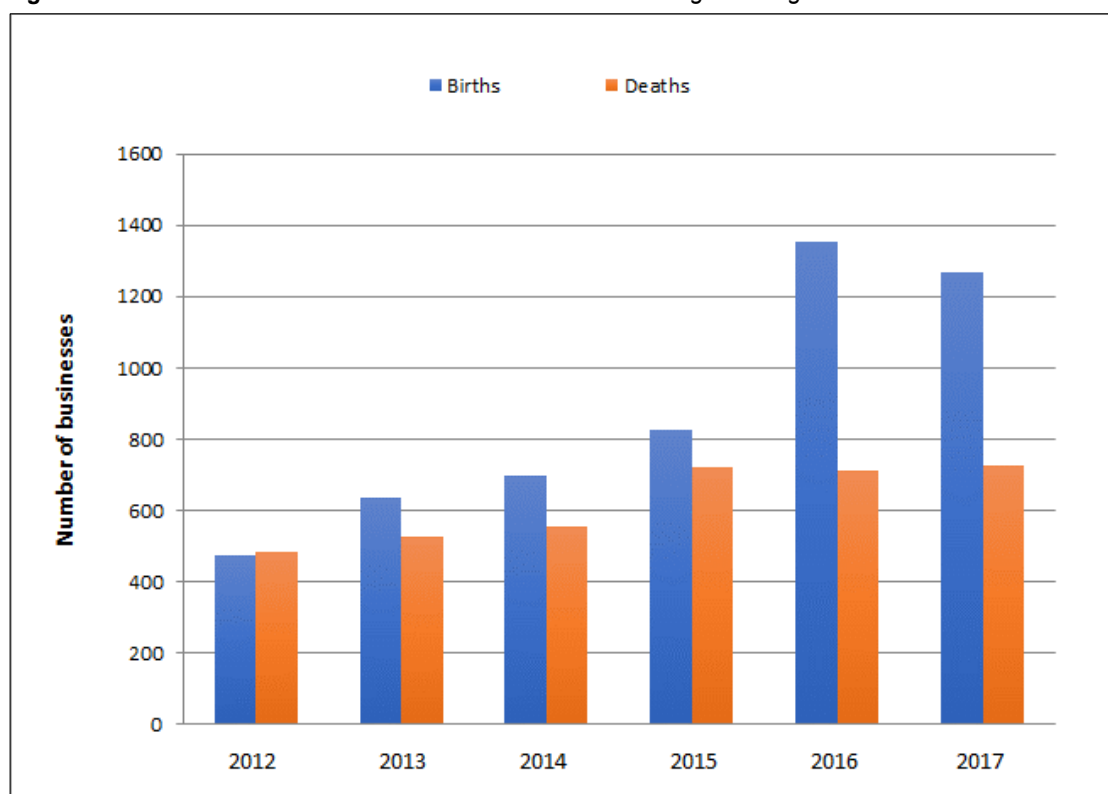
Source: ONS, 2018

2.4.4 With regard to knowledge and high technology businesses, these are usually concentrated within: information and communication; professional and administrative services and financial and insurance activities. The Borough is home to companies working within these sectors, and this is reflected to a degree in **Figure 2.4** whereby the overall proportion of output in these sectors is either the same or higher than that attained at the sub-regional level.

Business Demography

2.4.5 Based on most up to date data, the total number of businesses within the Borough stood at 6,450 in 2018. There has been a year-on-year consecutive increase in the total number of businesses since 2013. Whilst business deaths have shown a general trend to increase year-on-year between 2012 and 2018, this is more than cancelled out by an even larger year-on-year increase in businesses births since 2013, particularly between 2016 and 2018 as **Figure 2.5** illustrates. There was a net overall increase of 620 businesses in 2017 and 860 businesses in 2018.

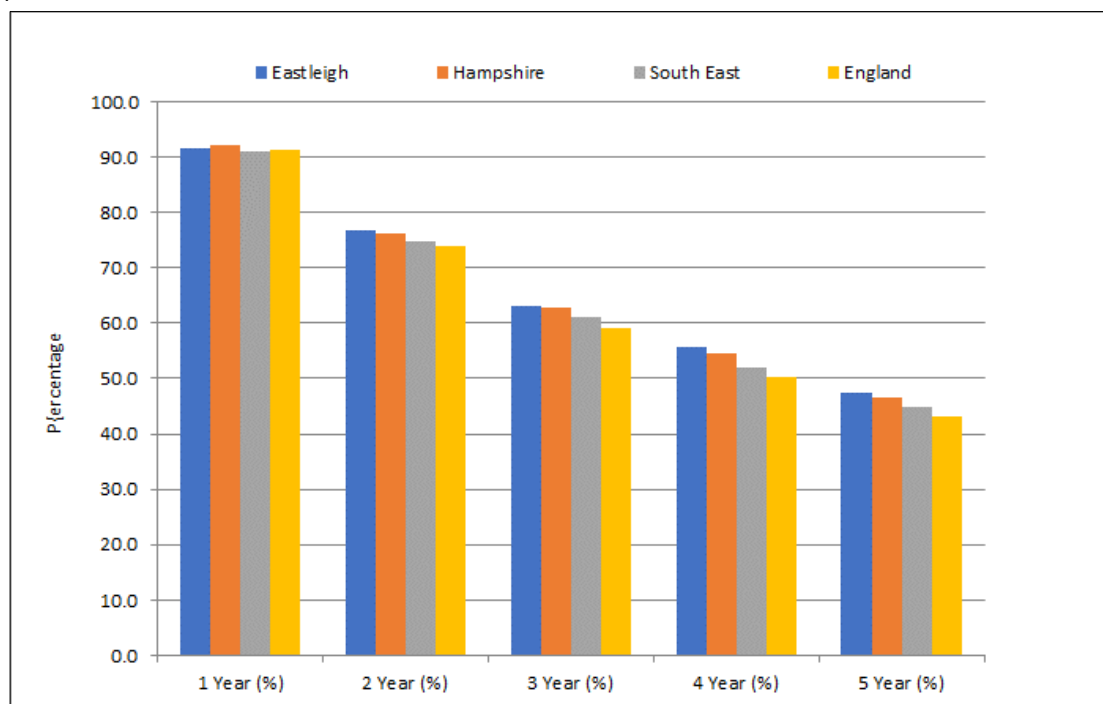
Figure 2.5: Business births and deaths 2012-2017 within Eastleigh Borough



Source: ONS, Business Demography 2017 (released November 2019)

2.4.6 The rate of business survival within the Borough is measured in terms of the proportion of businesses from 2012 that remained active after a number (one to five) of years. The rates are relatively high compared to the county, regional and national rates (see **Figure 2.6**). This indicates that local businesses are relatively robust when compared to business survival rates within the wider region and beyond.

Figure 2.6: Proportion of businesses that started in 2012 and remained active over the specified time period



Source: ONS, Business Demography 2017 (released November 2019)

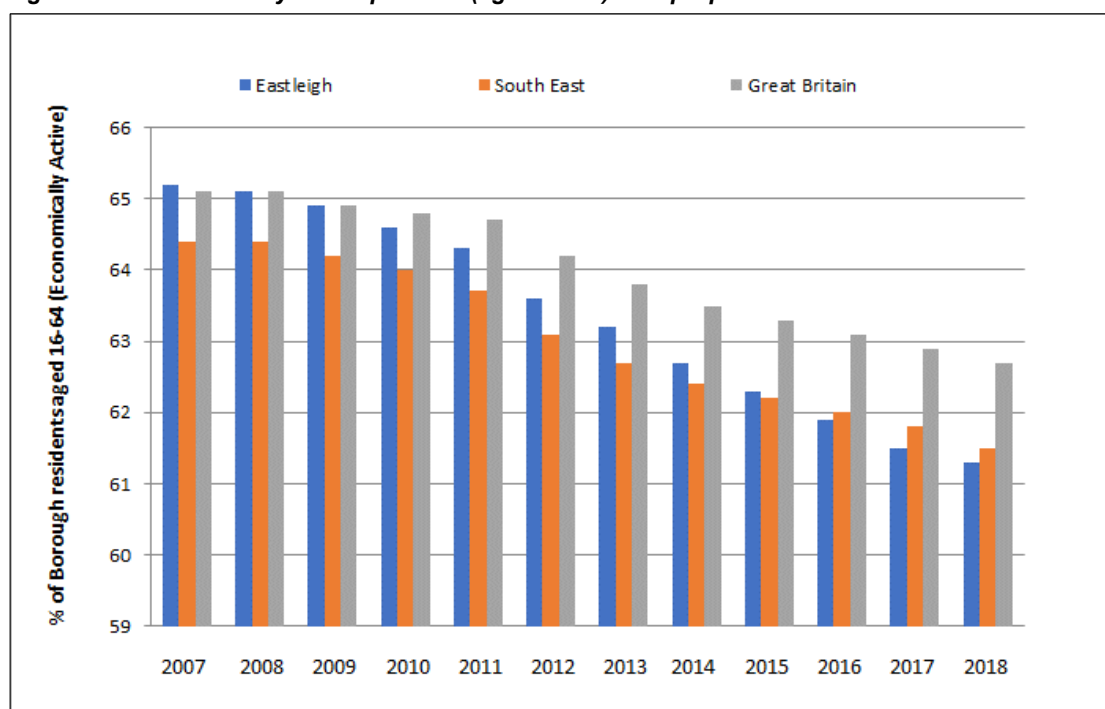
Economic Activity

2.4.7 In 2018 61.3% of the Borough's residents were aged 16-64 and therefore considered economically active (see **Figure 2.7**), which is slightly below the regional average (61.5%) and below the national average (62.7%). However, the picture was very much different in 2007 where the Borough had a much higher percentage of economically active persons in the Borough than the South-East region. This indicates that due to an ageing population, Eastleigh's potential labour pool is decreasing at a faster rate than its respective region.

2.4.8 **Figure 2.8** shows that in 2018/19 the proportion of economically active residents in employment (78.5%) was marginally above the regional (78.4%) and above the national average (75.4%)⁹. However, the proportion of economically active residents in employment in the Borough is lower in comparison to recent years whereby the percentage has been comfortably above 80% and as high as 85.0% in 2018. This is in contrast to the regional and national averages whereby the percentage of active residents in employment has steadily increased over this same period.

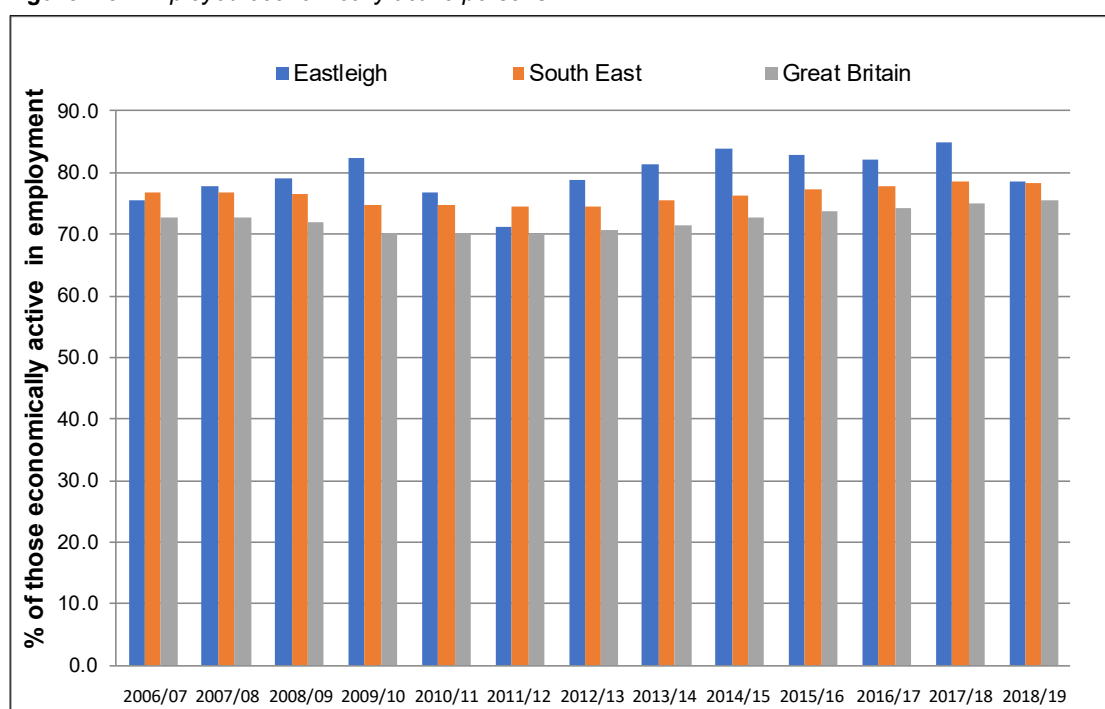
⁹ Office for National Statistics (2019). NOMIS – Official Labour Market Statistics - Labour Market Profile – Eastleigh. Available from: www.nomisweb.co.uk/reports/lmp/la/1946157302/report.aspx?town=Eastleigh#tabempunemp

Figure 2.7: Economically active persons (aged 16-64) as a proportion of all residents



Source: ONS (via NOMIS), Labour Market Profile (2019)

Figure 2.8: Employed economically active persons

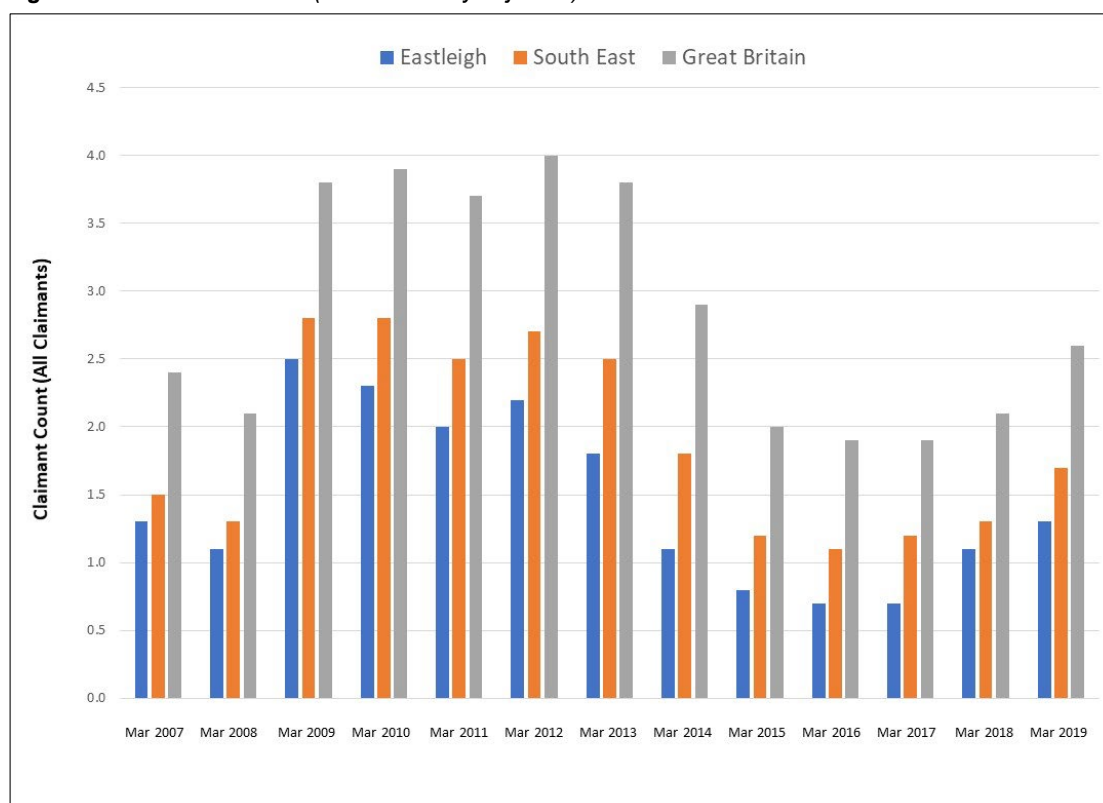


Source: ONS (via NOMIS), Labour Market Profile (2019)

Claimant Count

2.4.9 The number of claimants in Eastleigh Borough has risen slightly over recent years as shown in **Figure 2.9**. This is in line with trends within both the south east region and on a national scale. The percentage of claimants (1.3% in March 2019) as a proportion of the working age population remains below the national (2.7%) and regional (1.7%) levels.

Figure 2.9: Claimant Count (not seasonally adjusted) – All Claimants



Source: ONS (via NOMIS), Labour Market Profile (2019)

Qualifications

- 2.4.10 The proportion of residents of working age (those aged between 16 and 64) in the Borough with a degree level qualification has increased from 33.4% in 2011 to 51.9% in 2018. This represents the highest proportion (those aged between 16 and 64) attaining this level of qualification in the Borough since 2004 and is also significantly above the south east and national percentages. However, this is an exception to the general trend for the proportion attaining this level of qualification in the Borough to be close to the national percentage figures and below the regional percentage figures. Table 2.3 provides further details of the qualifications achieved by the Borough's residents aged 16-64.

Table 2.3: Qualifications of residents aged 16 to 64 (%)

		NVQ 4 Equivalent & Above (e.g. degree or above)	NVQ3 Equivalent & Above (e.g. 2 or more A- levels)	NVQ2 Equivalent & Above (e.g. 5 or more GCSEs at grades A- C)	NVQ1 Equivalent & Above (e.g. fewer than 5 GCSEs at grades A-C)	Other Qualifications (includes foreign & professional qualifications)	No Qualifications (no formal qualifications held)
2011	Eastleigh Borough	33.4	57.8	79.5	90.9	3.5	5.6
	South East	36.1	55.1	73.3	86.6	5.5	7.9
	Great Britain	32.8	50.8	69.5	82.5	6.8	10.7
2012	Eastleigh Borough	33.4	63.1	83.8	93.9	Not available*	Not available*
	South East	36.8	56.6	75.4	87.7	5.4	6.9
	Great Britain	34.2	53.1	71.8	83.9	6.3	9.7
2013	Eastleigh Borough	36.8	57.4	78.1	90.3	Not available*	5.3
	South East	38.2	57.7	76.5	88.4	5.2	6.4
	Great Britain	35.1	53.9	72.4	84.3	6.3	9.4
2014	Eastleigh Borough	37.6	61.1	80.5	93.3	Not available*	Not available*
	South East	39.1	58.8	77.1	89.2	5.2	5.6
	Great Britain	36	55.0	73.3	85	6.2	8.8
2015	Eastleigh Borough	30.8	58	74.7	90.5	Not available*	Not available*
	South East	39.7	58.8	76.8	88.5	5.2	6.3
	Great Britain	37.1	55.8	73.6	84.9	6.5	8.6
2016	Eastleigh Borough	36.7	60.3	80.3	91.8	7.6	Not available*
	South East	41.4	60.3	77.5	88.8	5.7	5.5
	Great Britain	38.2	56.9	74.3	85.3	6.6	8.1
2017	Eastleigh Borough	37.4	63.0	80.2	91.7	Not available*	6.0
	South East	41.3	61.1	78.7	89.5	5.3	5.2
	Great Britain	38.5	57.1	74.7	85.4	6.9	7.7
2018	Eastleigh	51.9	70.7	84.1	93.8	Not available*	Not available*
	South East	42.2	61.8	78.9	89.2	5.2	5.6
	Great Britain	39.3	57.8	74.9	85.4	6.8	7.8

Note: *Sample size too small for reliable estimate

Source: ONS Annual Population Survey (via NOMIS), Labour Market Profile (2019)

% is a proportion of resident population of area aged 16-64

Total jobs

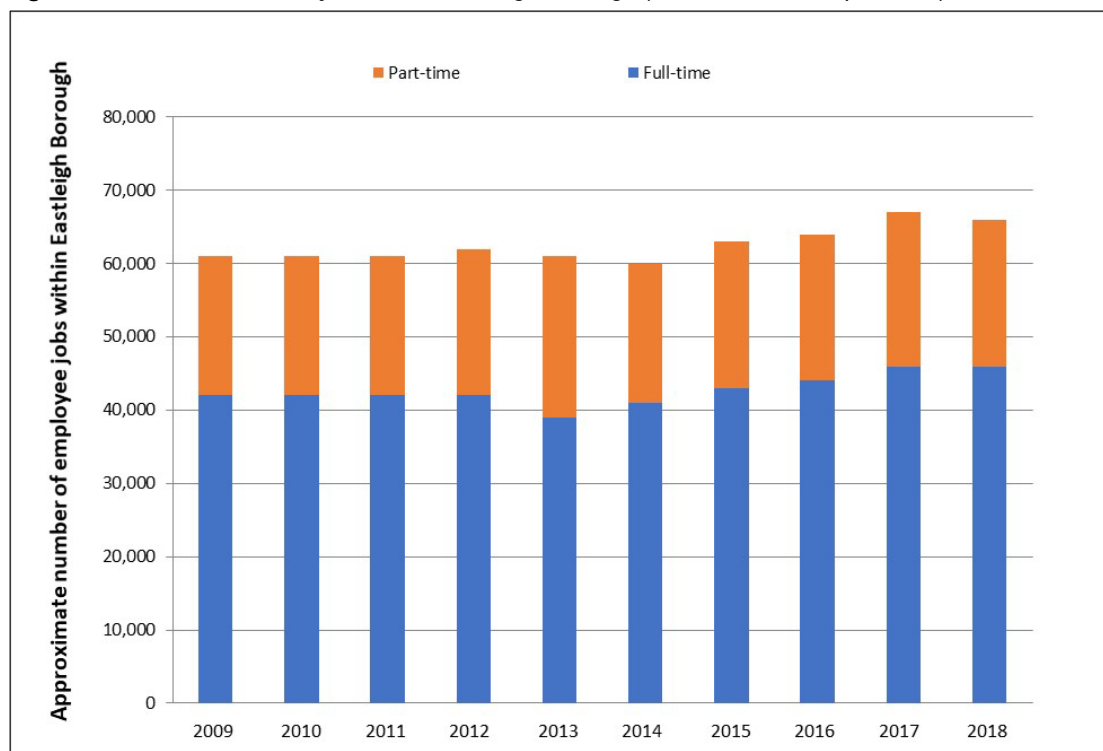
2.4.11 Since 2009, the total number of jobs within the Borough has increased from approximately 60,000 to 67,000 jobs in 2018. In 2018, well over two thirds of existing employment opportunities within Eastleigh Borough were within the following industries:

- Wholesale and Retail (19.4%);
- Professional/Scientific services (10.4%);
- Manufacturing (10.4%);
- Health and Social work (7.5%);
- Administrative/Support Service Activities (7.5%);
- Education (6.7%); and
- Transportation and Storage (6.7%)

2.4.12 As shown in **Figure 2.10** below, the overall trend has been for the total number of jobs between 2009 and 2018 to increase. Out of the existing jobs within Eastleigh Borough in 2018, approximately 20,000 (31%) of these were available on a part-time basis and 46,000 (69%) were full-time positions.

2.4.13 The overall proportion of those employed in full-time positions in Eastleigh Borough is has remained higher in comparison to Hampshire and the south east region over the period between 2015 and 2018. The overall number employed in full-time positions has stayed around the same level in Eastleigh Borough over the course of 2017 and 2018 at 46,000.

Figure 2.10: Total number of jobs within Eastleigh Borough (Both full-time and part-time)

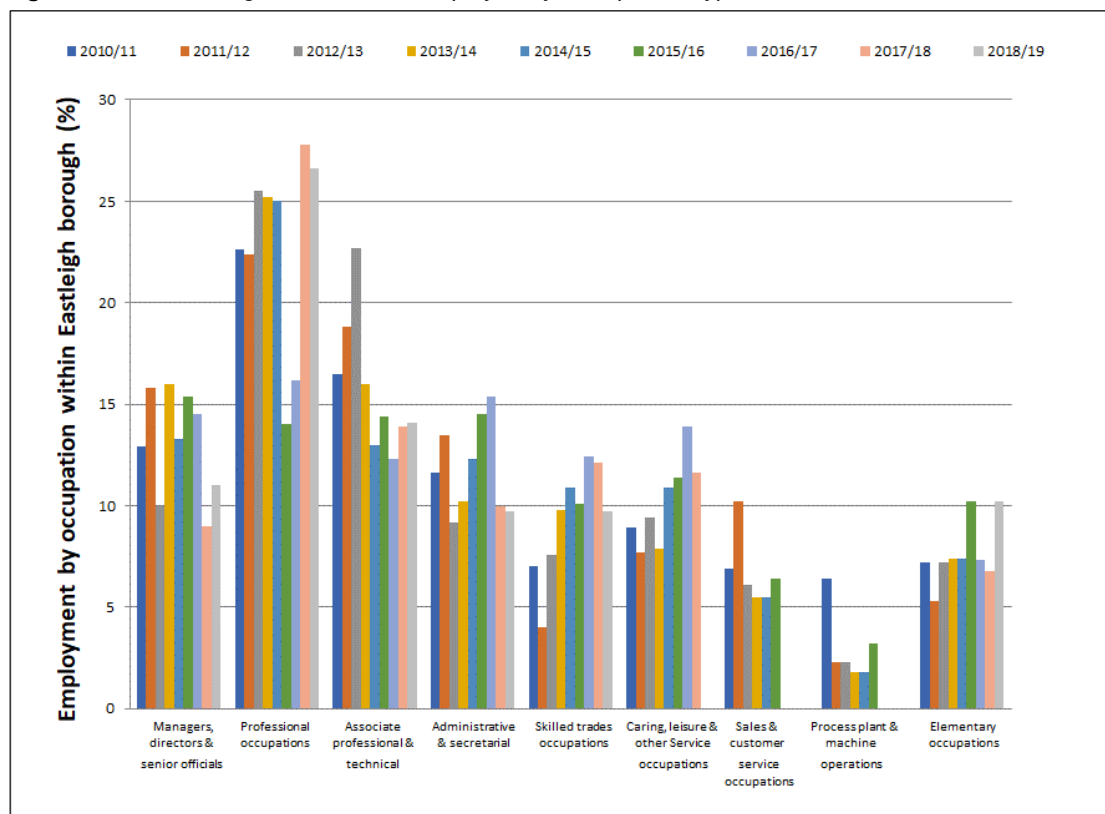


Source: ONS (via NOMIS), Labour Market Profile (2019)

Employment by Occupation

2.4.14 Eastleigh’s residential population is predominantly employed in professional and technical occupations which is generally similar to the recorded proportion of those employed in these occupations in Hampshire and the south east region. However, it should be noted that this does not necessarily reflect the available jobs within the Borough. **Figure 2.11** shows the percentage of residents employed by occupation type between 2011/12 and 2018/19.

Figure 2.11: Percentage of Residents Employed by Occupation Type 2011/12-2018/19

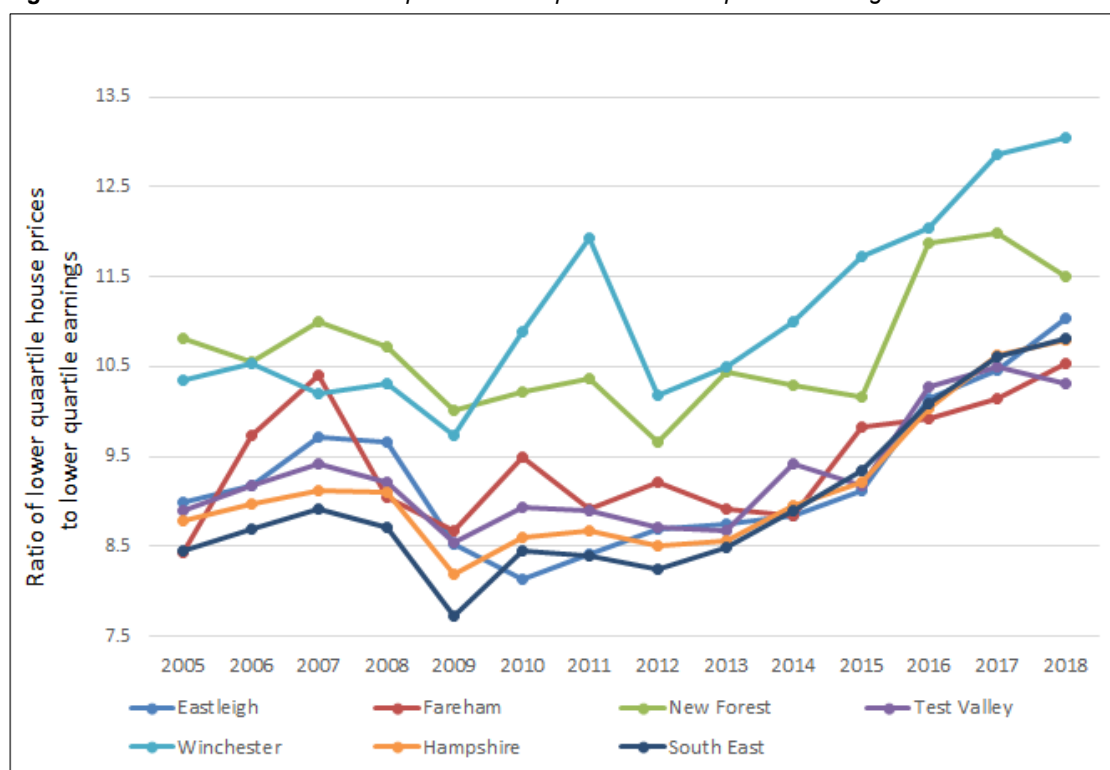


Source: ONS, Annual Population Survey, 2010/11-18/19

Affordability of Housing

2.4.15 **Figure 2.12** illustrates that the ratio of lower quartile house prices to lower quartile earnings in the Borough increased relatively consistently from 2005 until the recession of 2008-2009. Since 2010, the ratio has steadily increased year on year to a high of 11.04 in 2018. This increase is generally consistent with the trends experienced by neighbouring authorities.

Figure 2.12: Trends in ratio of lower quartile house prices to lower quartile earnings from 2005-2018



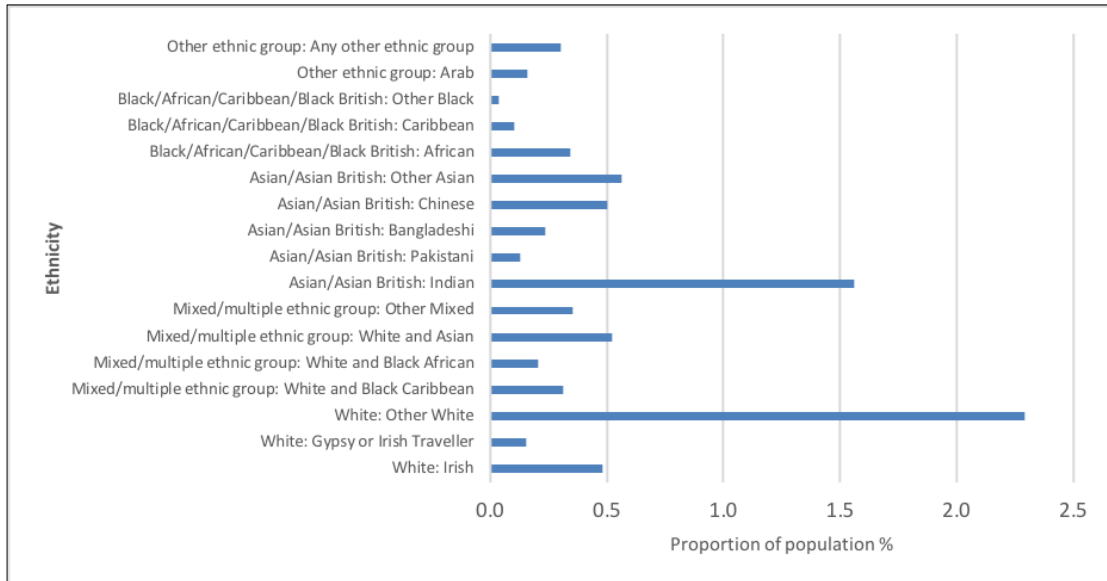
Source: ONS, Housing affordability in England and Wales (released March 2019)

2.5 Society, Health and Public Safety

Ethnicity and Diversity

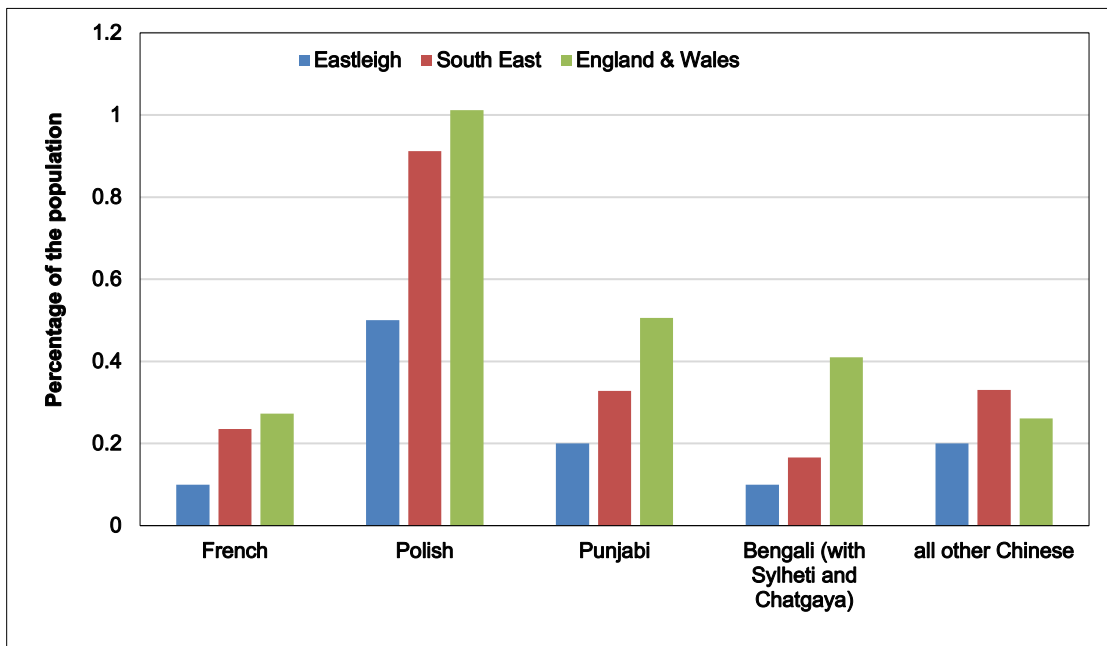
- 2.5.1 Between the 2001 and 2011 Censuses there was an increase in the ethnic diversity mix within the Borough with a decline in the “White British” ethnic category from 95.5% in 2001 to 91.8% in 2011. **Figure 2.13** below shows the breakdown of the ethnic mix which comprises the remaining 8.2%.
- 2.5.2 **Figure 2.14** shows the percentage of the Borough’s population where the first language spoken is ‘other than English’ compared alongside the regional and national figures. The percentage of the Borough’s population where the first language spoken is ‘other than English’ is less than half of the national average. The only exception is Chinese as a first language spoken which showed that generally across the region there were more Chinese speakers than the national average. This implies that the first language spoken for the vast majority of the Borough’s population is English.

Figure 2.13: Ethnic diversity mix of the Eastleigh population (excluding White British) as of 2011



Source: Census 2011

Figure 2.14: First languages spoken other than English as a percentage of the population

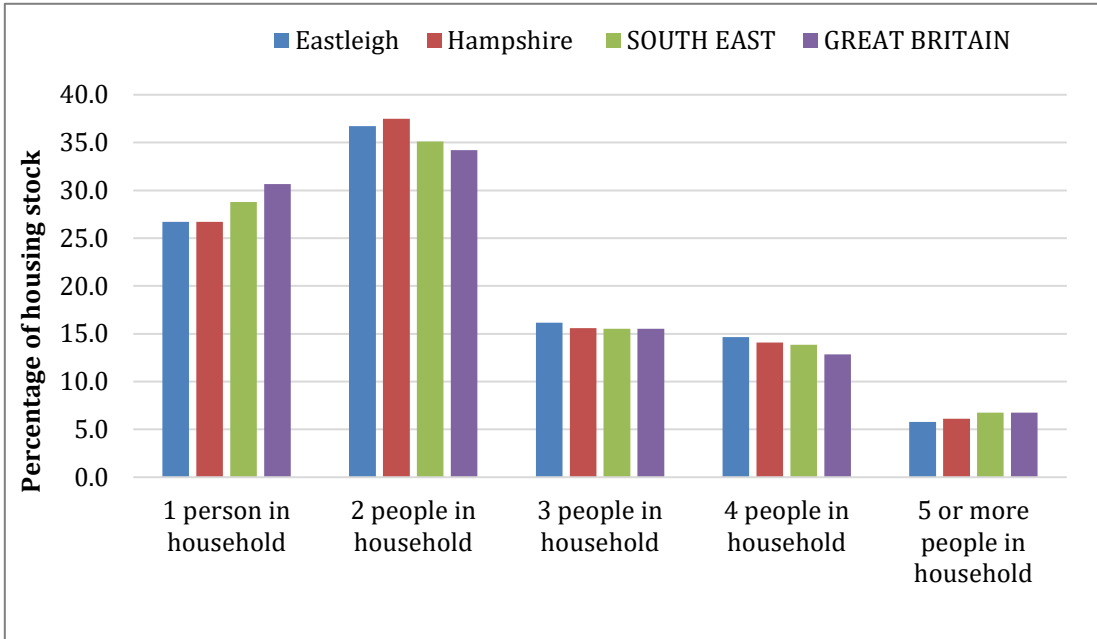


Source: Census 2011

Household composition

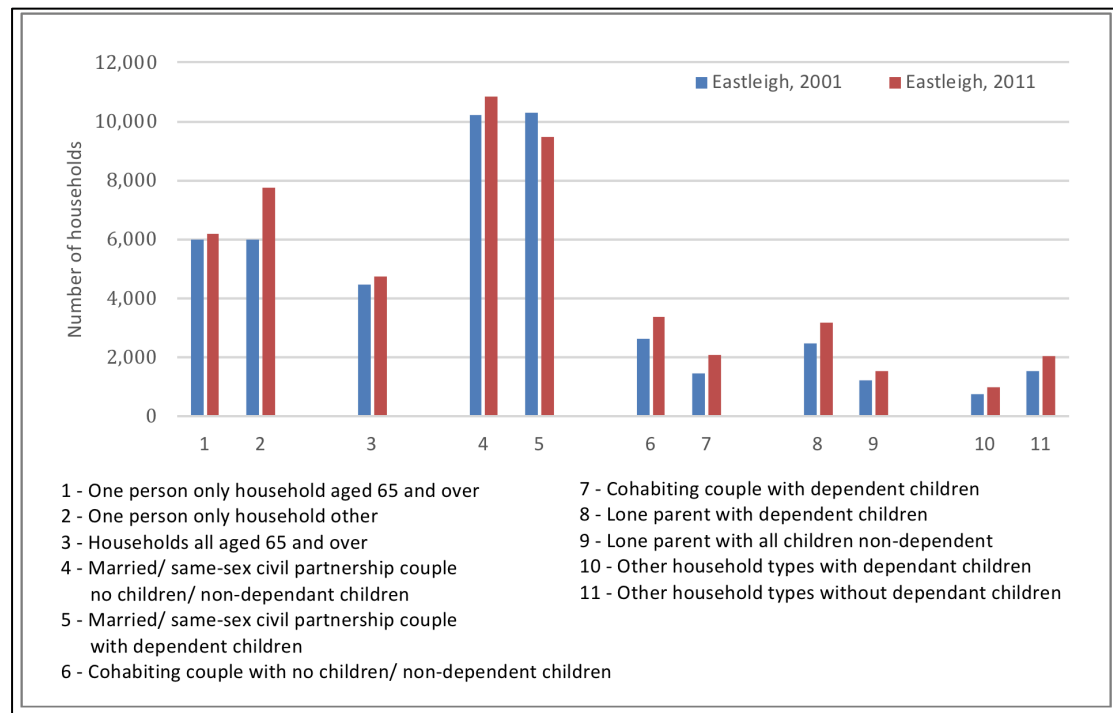
2.5.3 **Figure 2.15** below shows the number of inhabitants per household within Eastleigh in comparison with the sub-regional, regional and national position. According to the most recent data source (2011 Census data) there are fewer households containing just one inhabitant when compared to the national and regional position. There are also fewer households containing 5 or more inhabitants when compared with national and regional positions. This reflects Eastleigh Borough’s ageing population and is also a positive indicator for levels of overcrowding. **Figure 2.16** below demonstrates Eastleigh Borough’s housing position in respect of marital status and child dependency.

Figure 2.15: Comparison of household numbers as a percentage of the total housing stock from district to national level



Source: Census 2011

Figure 2.16: Household compositions in Eastleigh Borough 2001 and 2011



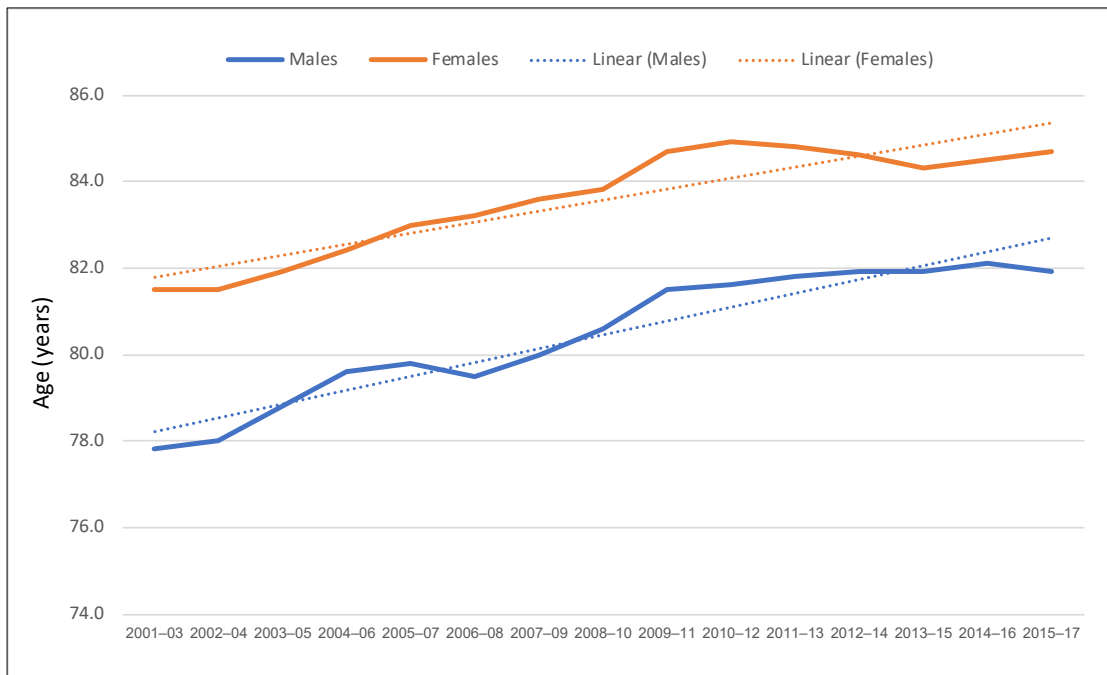
Source: 2001 and 2011 Census data

Life expectancy and mortality rates

2.5.4 Life expectancy is generally considered to be a good summary indicator of the health status of the population. Health and life expectancy are affected by a wide range of factors such as access to medical care and recreational opportunities, lifestyle, diet, and social and economic deprivation. Land-use planning can help to improve health and life expectancies by shaping these influences. **Figure 2.17** shows that life expectancy within the Borough at birth was 81.9 years for males and 84.7 years for females according to the latest figures for the period 2015 – 2017 released by Public Health England. These figures are higher than the national (England) average which is 79.8 years for males and 83.4 years for females.

2.5.5 Life expectancy at birth within the Borough has increased steadily over the last decade, and has also been continually higher when compared to that recorded for England. The overall trend for increasing life expectancy at birth indicates that the health of the local population has generally improved during the period of the adopted Local Plan (2001-2011). However, it is important to point out that life expectancy in the most deprived areas of the Borough is lower for both men and women.

Figure 2.17: Life expectancy at birth within the Borough from 2001/03 to 2015/17



Source: Public Health England, 2019

Levels of obesity

2.5.6 Obesity is associated with a range of long-term health problems and is a growing cause of hospital admissions in England. The planning system has potential to challenge obesity levels by ensuring that a community has sufficient opportunities for physical recreation, by enabling movement by active modes of transport such as walking and cycling and by controlling planning permissions for fast food takeaways near to schools.

2.5.7 According to Department of Health estimates for 2016/17, 61.1% of adults (aged 18+) in the Borough were classified as overweight or obese. This is

relatively comparable with rates of 61.6% for Hampshire, 59.7% for the SE Region, and 61.3% for England and is illustrative of an overall improved trend.

- 2.5.8 With respect to children, the 2017/18 Health Survey for England found that 14.1% of Year 6 children in the Borough were obese, which compared with 17.2% in Hampshire, 17.3% in the SE Region, and 20.1% for England. These results indicate that the percentage of obese children in the Borough has fallen and is now at its lowest level since 2012/13. The recorded fall from 14.9% in 2016/17 is also opposite to the increasing trend in this period for Hampshire, the SE Region and England.

Adults participating in sport and active recreation

- 2.5.9 According to Sport England's Active Lives Survey 2018/19, levels of physical activity within the Borough have decreased over this monitoring period. The percentage of physically active adults (those achieving at least 150 minutes of physical activity per week in accordance with the UK Chief Medical Officer's recommended guidelines) in the Borough was 60.8% in 2018/19. This compares to 65.9% recorded over 2017/18 and is close to the level recorded in 2016/17 (60.0%). For comparison, the levels of those achieving at least 150 minutes of physical activity each week were below those recorded for Hampshire in 2018/19 (66.0%).
- 2.5.10 In addition, physical inactivity in the Borough has increased in 2018/19 compared to the levels recorded in 2017/18 according to the Active Lives survey. In 2017/18 the Borough had 17.2% of adults deemed inactive (doing less than 30 minutes of moderate physical activity per week). In 2018/19 this increased to 24.7%.

Deprivation

- 2.5.11 The 2019 Indices of Multiple Deprivation statistics update those published in 2015. In 2019 Eastleigh Borough was placed within the least deprived quartile of districts in England and Wales, and was ranked 288 out of 317 districts (where 1 is the most deprived). The average multiple deprivation score for Eastleigh was 10.19, compared with the Hampshire score of 12.63 (where a higher score means a greater level of deprivation). Pockets of deprivation do, however, exist in the Borough and these fall within the Eastleigh South, Eastleigh Central, Bursledon and Old Netley, Netley Abbey and Bishopstoke West areas. There are no wards within the Borough which fall within the top 10% most deprived nationally with just one ward falling within the top 20% most deprived nationally (located in Bursledon and Old Netley).

Crime

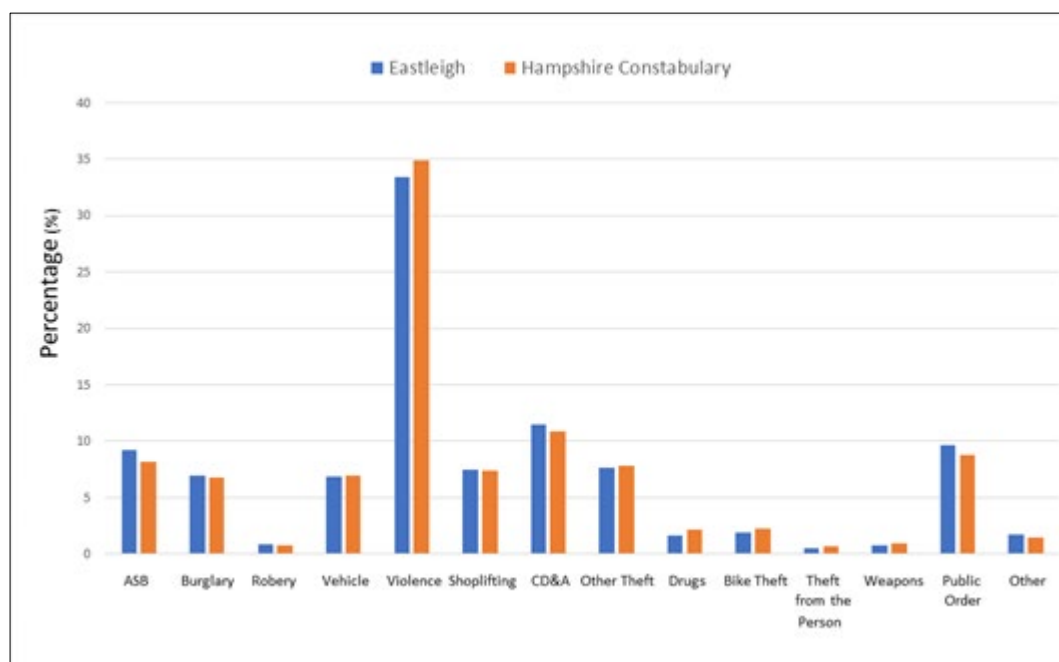
- 2.5.12 **Figure 2.18** shows the distribution of recorded crimes for the year April 2018 to March 2019 in Eastleigh Borough¹⁰ and across the area covered by Hampshire Constabulary within which Eastleigh Borough falls within. Overall, the distribution of recorded crimes within the Borough was

¹⁰ As covered across the Eastleigh constituency area boundary which is the same as the local authority boundary

relatively consistent with the distribution recorded across the Hampshire Constabulary area.

2.5.13 **Figure 2.18** does show a significantly higher proportion of committed crimes relating to violence being recorded locally compared to the other crime categories over the April 2018 to March 2019 period. This is similar to the Hampshire Constabulary area where the proportion of crimes relating to violence is somewhat higher over this same period. Criminal damage and arson (CD&A) accounts for the second highest proportion of crimes committed in the Borough over this period behind violence offences. For comparison, CD&A also accounts for the second highest proportion of crimes committed across the Hampshire Constabulary area over this period with the proportion of crimes recorded locally in this category marginally higher when compared to the Hampshire Constabulary figures.

Figure 2.18: Distribution of crimes recorded for Eastleigh Borough and the Hampshire Constabulary area 2018/19



Source: UK Crime Stats (2018)

2.6 *Natural and Historic Environment*

Nature designations

2.6.1 Data published by the Hampshire Biodiversity Information Centre (HBIC) shows that there was no change to the extent of statutory sites¹¹ during the 2018/19 monitoring period in the Borough. No SINC in Eastleigh Borough were deleted or subject to major amendments over the course of 2018/19. However, two new SINC were approved during the monitoring period totalling 1.93 ha. This includes the Lower Itchen Headwater at Stocks Farm (1.47 ha) and Monks Brook at Fleming Park (0.46 ha). There has been an improved picture with SSSIs with 67.55% recorded to be either in

¹¹ Statutory designated sites include all designations apart from SINC

'Favourable' or 'Unfavourable Recovering' condition in 2017/18 with a figure of 80.11% recorded in 2018/19. This represents a 12.56% improvement over the two monitoring periods.

Built & Historic Environment

- 2.6.2 With regards to the built environment; a number of significant regeneration projects have been completed across the Borough since 2001. These include large-scale residential developments south of Leigh Road (the former Pirelli Works) and an extension to the Swan Centre in Eastleigh Town Centre, for leisure-related development. The regeneration of the Eastleigh Renaissance Quarter with planning permission for 113 homes at the Travis Perkins site (Mill Street) granted in 2012 and 155 flats on Twyford Road granted in 2007 have also been completed. These proposals help to implement the vision for the Renaissance Quarter as described by the adopted Local Plan Review (2001-2011 policy 53.BE).
- 2.6.3 By contrast, despite ongoing discussions between landowners, developers and the local planning authority, no significant progress has been made on the redevelopment of Barton Park to provide a mix of uses including offices, visitor-attracting facilities and other employment uses (policy 56.BE). The submitted Local Plan (2016-2036) continues to identify Barton Park for redevelopment of mixed uses as part of the wider promotion of regeneration in Eastleigh River Side.
- 2.6.4 A number of major housing schemes are currently under construction or in the pipeline and are anticipated to significantly contribute to the Council's 5-year housing land supply. This includes land north and east of Boorley Green (c1,400 dwellings) and Stoneham (c1,150 dwellings) which are currently under construction. This also includes Hedge End North, Winchester Road, Botley (680 dwellings allowed at appeal) and land West of Woodhouse Lane, Hedge End (outline planning permission for 605 dwellings) which are both yet to commence. Chalcroft Farm and land to the west of Horton Heath was initially granted outline planning permission in November 2017 for 950 dwellings. The Council purchased the site in March 2018 and plans to undertake detailed masterplanning prior to the submission of revised proposals the site.

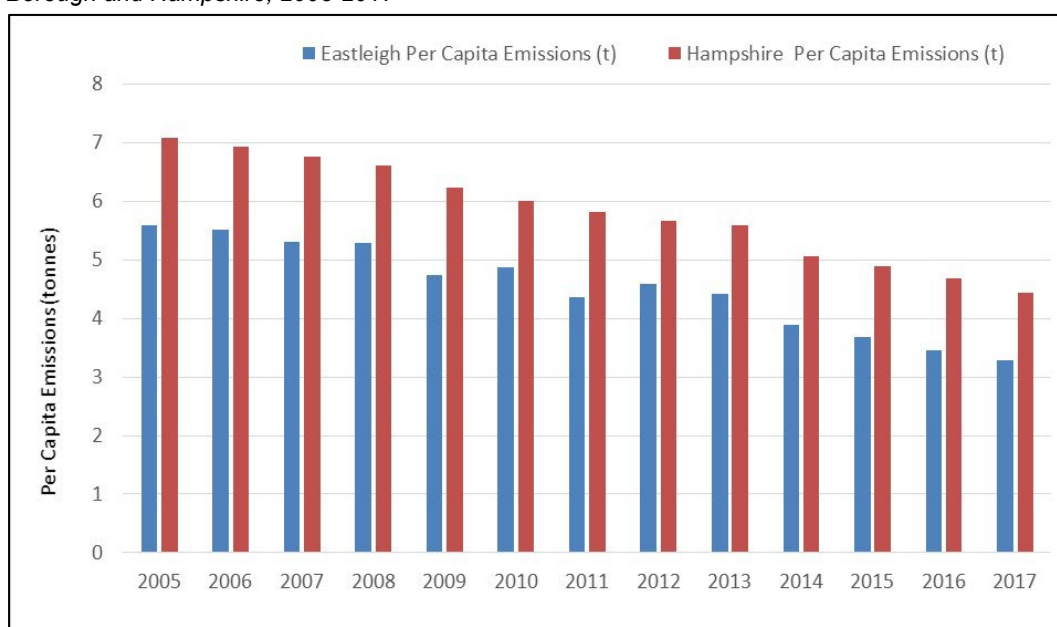
Carbon dioxide emissions

- 2.6.5 Estimates for carbon dioxide (CO₂) emissions are available from the Department for Business, Energy and Industrial Strategy at regional and local authority level, and cover the period 2005 to 2017. **Figure 2.19** shows that CO₂ emissions per capita for the Borough are lower than for Hampshire as a whole, and have shown an overall trend to decrease between 2005 and 2017. The total estimated CO₂ emissions have decreased within the Borough over this period by approximately 35.1%, although this is lower than for Hampshire as a whole, which has shown a decrease by around 42.3%.
- 2.6.6 In 2017 approximately 41.0% of CO₂ emissions were released within the Borough as result of domestic related activities. This represents the highest proportion out of three categorised CO₂ emission sources with industry and commercial activities accounting for 32.2% and transport accounting for 26.9%. Only CO₂ emissions within the scope of influence of

the Local Authority have been included whereas data for motorways and diesel railways has been excluded from the transport total. Further information on CO₂ emissions is also available in the Council's Green House Gas (GHG) Emissions Report July 2019¹².

2.6.7 **Figure 2.20** shows that since 2005, CO₂ emissions from all sources have decreased. The rate of decrease varies between the three broad categories of CO₂ emissions sources. Whilst CO₂ emissions from transport have shown an overall decrease over this period from 125.4 Kt 2005 to 115.4 Kt in 2017, there has been a trend for these to increase slightly since 2013. With the exception of some years over this period, domestic and industry and commercial CO₂ emissions show a much greater decrease since 2005 with year-on-year decreases recorded from 2012 onwards down to the lowest recorded levels in 2017. Industry and commercial CO₂ emissions have decreased by 86.8 Kt between 2012 and 2017 and domestic CO₂ emissions have decreased by 69.2 Kt over the same period.

Figure 2.19: Estimated per capita carbon dioxide emissions (tonnes of CO₂ per person) for Eastleigh Borough and Hampshire, 2005-2017¹³



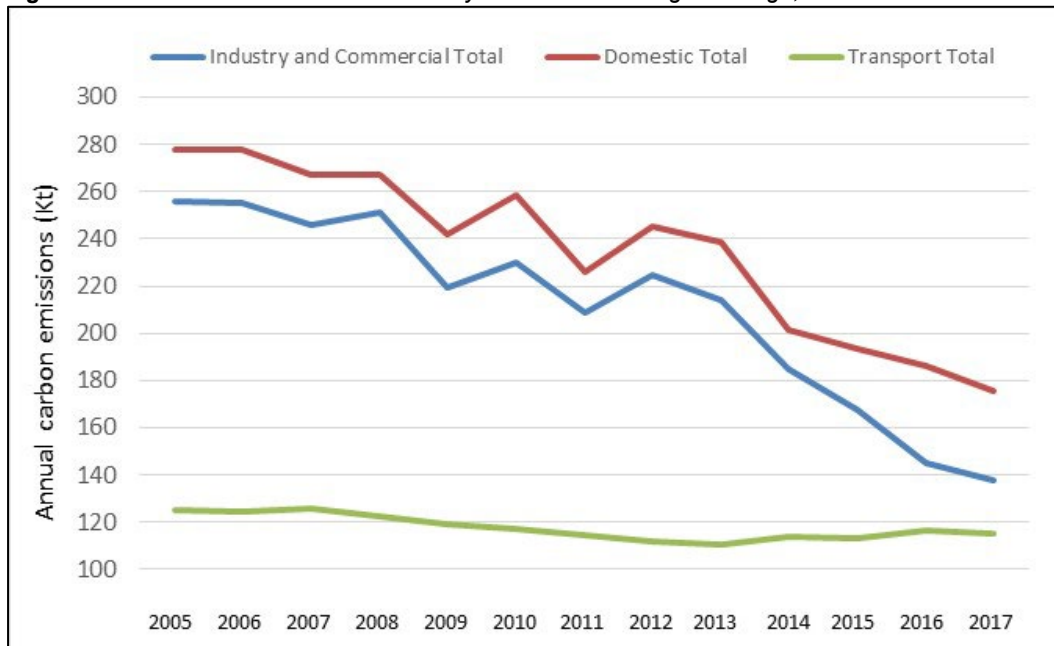
Source: Local and Regional CO₂ Emissions Estimates for 2005-2017, Department for Business, Energy & Industrial Strategy (published June 2019)

¹² Green House Gas (GHG) Emissions Report July 2019. Available from:

<https://www.eastleigh.gov.uk/media/5818/ghgreport2019.pdf>

¹³ CO₂ emissions within the scope of influence of the Local Authority have only been included, data for motorways and diesel railways have been excluded.

Figure 2.20: Estimated carbon emissions by source for Eastleigh Borough, 2005-2017¹⁴



Source: Local and Regional CO₂ Emissions Estimates for 2005-2017, Department for Business, Energy & Industrial Strategy (published June 2019)

2.7 Transport

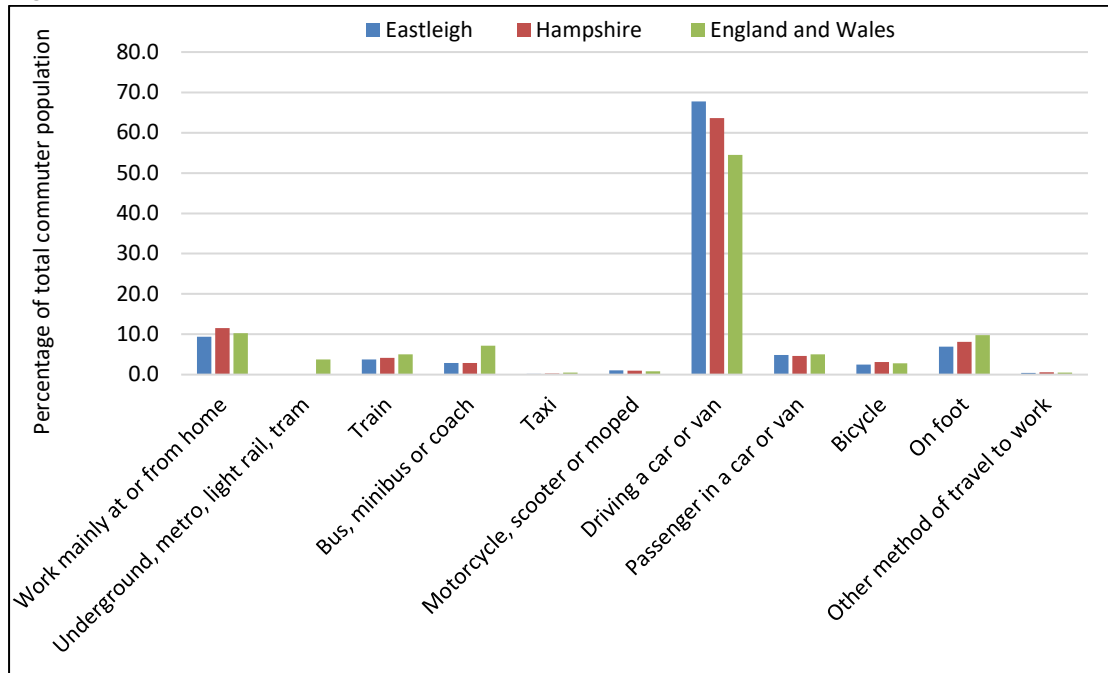
Commuting and Peak Flows

- 2.7.1 Information from the 2011 Census demonstrated an 8% increase in the average distance travelled to the workplace since 2001. On average, commuters travelled 14.4km in 2011 compared to 13.3km in 2001, which suggests that residents are generally travelling a further distance to work. However, because the national (England & Wales) average commuting distance increased by 12% between 2001 and 2011 to 15km, it still exceeded the average commute within the Borough (Census, 2001 & 2011).
- 2.7.2 The Borough was a small exporter of labour in 2011, with a workplace ratio of 0.96 (Census, 2011). This means that more local residents commuted to workplaces outside the Borough than those commuting into the Borough for work. The balance of in-commuting and out-commuting was slightly different to that reported by the 2001 Census, when the Borough had a workplace ratio of 0.89, which meant that the Borough was a relatively larger exporter of labour in 2001 than in 2011. Overall, the net commuting outflow was around 3,350 persons in 2001 compared to 1,530 persons in 2011 (Census, 2001 & 2011).
- 2.7.3 Data from the 2011 Census shown in **Figure 2.21** shows that whilst driving a car or van to work is by far the most common mode of commuter travel at national, county and borough level, there are comparatively few people who travel as a passenger by car or van. This would suggest that the majority of commuter traffic is dominated by single occupant cars and

¹⁴ CO₂ emissions within the scope of influence of the Local Authority have only been included, data for motorways and diesel railways have been excluded.

vans. Passengers in cars and vans follow the same trends locally and nationally, however the data shows a significantly higher percentage of people who drive to work within the Borough compared to national level.

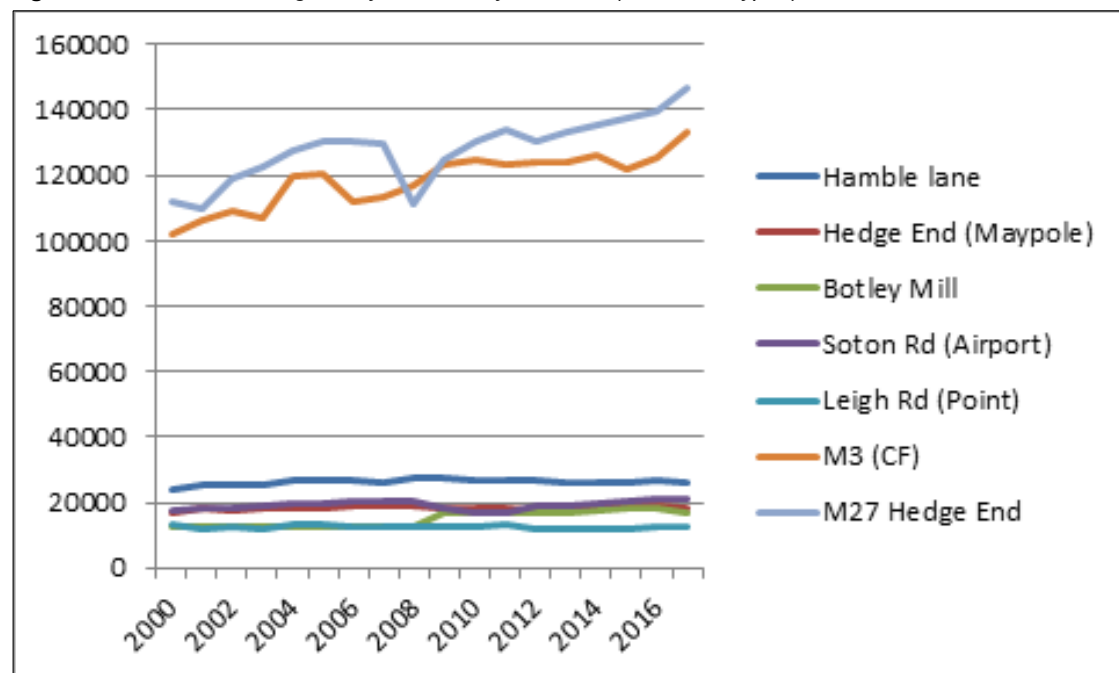
Figure 2.21: Comparison of modes of commuter transport at borough, county and national levels



Source: 2011 Census

2.7.4 **Figure 2.22** shows that the annual average daily flow in key corridors (all vehicle types) have shown a steady increase since 2000 on both the M3 and M27 but have largely remained around the same level on other key routes across the Borough.

Figure 2.22: Annual Average Daily Flow in key corridors (all vehicle types)



Source: Highways England (2017)

Implications for the Local Plan:

- 2.7.5 Since 2001, both the number of residents and the number of total jobs has increased within the Borough. The submitted Local Plan (2016-2036) for the Borough proposes to accommodate for the needs of an increasing population, especially as it ages and the needs for facilities and services change. It contains policies which propose to support a mix of dwelling types and sizes which will be required to meet the changing requirements that are expected to be brought about by the increase to the older population (65 years+). It also takes account of the range of affordable housing options which will be required for those who cannot afford to buy.
- 2.7.6 The Borough's recent economic performance has been relatively strong and as a result future policies and proposals will need to sustain this by enabling the continued growth of businesses. Effort is still needed to increase the levels of business enterprise and local skills, and planning policies will need to complement these initiatives. Taking account of these implications, the submitted Local Plan (2016-2036) includes policies which aim to provide sufficient employment land and support the redevelopment and modernisation of business premises. Policies which would allow for the development of education and training facilities are also proposed.
- 2.7.7 Further growth in economic sectors that are associated with knowledge and high technology businesses would be desirable, to help improve the Borough's contribution to sub-regional economic objectives. Although the Borough has a reasonably diverse economic base, policies as currently proposed in the submitted Local Plan (2016-2036) for the Borough aim to ensure that a range and choice of development sites are made available for the different requirements of local businesses and, where feasible, the strategic sectors highlighted by the Solent LEP (Local Enterprise Partnership).
- 2.7.8 Areas of deprivation could be supported by the provision of accessible employment opportunities, in addition to facilities for education and improved access to training needs. For all of the Borough's residents, it will be important to increase opportunities for using active transport modes and for physical recreation.
- 2.7.9 The increase in jobs within the Borough between 2001 and 2011 coupled with the reduction in out-commuting has previously suggested that residents have become more inclined to seek work locally. Job density figures for the Borough (0.90) are also higher than those recorded for Hampshire (0.86) and the South East (0.88) and have been for the majority of years this has been recorded since 2000 (**Source:** NOMIS – Official Labour Market Statistics 2019). This provides further evidence to suggest that there are more likely to be jobs available for residents to work locally. The increase in the average commuting distance between 2001 and 2011 has previously suggested that workers are willing to travel in order to find suitable employment. Census data has also previously suggested that the most common means of commuter transport is by car, and that the majority of people drive with no passengers.
- 2.7.10 There are a range of natural and historic designations within the Borough and policies proposed in the submitted Local Plan (2016-2036) will continue to protect these from inappropriate development. It is also likely that there will be further opportunities to enhance the contribution that

these assets along with the built and natural environment can potentially contribute towards the quality of life of the Borough's residents. The policies that are proposed in the submitted Local Plan (2016-2036) will also continue the Council's objectives to reduce the emissions associated with new commercial and residential properties.

3 PLANNING POLICY AND IMPLEMENTATION

3.1 *Local Development Scheme (LDS)*

- 3.1.1 One of the functions of the AMR is to monitor progress of the Council's Local Development Scheme (LDS).
- 3.1.2 The most recent LDS adopted in December 2017 provides the opportunity to reconsider the deliverability of the timetable and evaluate the most effective way of delivering the Local Plan.
- 3.1.3 In June 2018, the Chief Executive under delegated powers approved the commencement of the 'Regulation 19' consultation on the Eastleigh Borough Local Plan (2016-2036) to take place from 25 June to 6 August 2018. Notwithstanding the decision made by Council on 11 December 2017, in the interests of public transparency, it was also agreed that the Eastleigh Borough Local Plan (2016-2036) would be submitted to the Cabinet with a summary of the Regulation 19 consultation, prior to the submission of the Plan to the Secretary of State.
- 3.1.4 The milestone for undertaking the Regulation 19 Pre-Submission consultation over the course of June and July 2018 was achieved in accordance with the milestones set out in the December 2017 publication of the LDS.
- 3.1.5 It is also important to point out that the milestone for submitting the Local Plan (2016-2036) to the Secretary of State by the end of October 2018 has also been successfully achieved in accordance with the December 2017 version of the LDS. Following submission, the timescales in moving towards the examination hearings have been determined by an independently appointed Planning Inspector.
- 3.1.6 A Planning Inspector was initially appointed in the week following the submission of the Plan. After a period of delay, this initial appointment was withdrawn by the Planning Inspectorate (PINS) and an alternative Planning Inspector was appointed in February 2019. The reason for this delay can be attributed to resourcing issues at the Planning Inspectorate (PINS). The newly appointed Planning Inspector then required the Council to undertake an additional site notice consultation which was held over a six-week period between 10 May 2019 and 21 June 2019. Consequently, the timescales in moving towards the Local Plan examination hearings were not known at the end of the 2018/19 monitoring period or over the early summer months. Further details of the examination hearing timescales and subsequent progress towards Local Plan adoption will be set out in the 2019/20 publication of the AMR. **Figure 3.1** provides a summary of progress on the emerging Local Plan (2016-2036) against the milestones published in the December 2017 LDS.

Figure 3.1: Emerging Local Plan (2016-2036) progress against key milestones set out in the Local Development Scheme (December 2017) up to March 2019

	Aug-17 – May 18	Jun-18 – Jul-18	Aug-18 – Sept-18	Oct-18	Nov-18 – Jan-19	Feb-19	Mar-19	Apr-19	May-19
Evidence Studies / Plan preparation / stakeholder engagement									
Publication/Pre-submission consultation (Reg 19)		*							
Process consultation representations			*						
Submission to Secretary of State (Reg 22)				#					
Examination (Regs 23 & 24)									
Examination (post-hearing processes) including Inspector's report to Council (fact check)									
Inspector's Final Report									
Preparation of Plan adoption documentation									
Adoption									

	Milestone achieved
	Milestone not yet reached (as of end of March 2019) and subject to timescales led by an independent Planning Inspector

* Timescales for the Pre-submission consultation (Regulation 19) extended into early August

Timescales for processing consultation responses extended into October 2018. However, the key milestone for submitting the Local Plan (2016-2036) in October 2018 was achieved.

3.2 Development Plan Documents (DPDs)

Eastleigh Borough Local Plan Review (2001-2011)

- 3.2.1 The Plan was formally adopted by the Council on 25th May 2006. Many of the key proposals set out in the Plan have now been implemented particularly housing and employment allocations.
- 3.2.2 The Local Plan's policies would have expired 3 years after adoption unless the Secretary of State issued a direction to save them. In November 2008 Eastleigh Borough Council submitted a list of proposed Saved Policies to the Secretary of State with a request that these should be saved until they

can be replaced by the new Local Development Framework. This included the majority of the policies in the adopted Local Plan (2001-2011). The Secretary of State issued a Direction on 14 May 2009 to save the policies as requested by the Borough Council.

Draft Eastleigh Borough Local Plan (2011-2029)

- 3.2.3 The Local Plan (2011-2029) was submitted to the Planning Inspectorate in July 2014 and an Examination in Public (EiP) was held in November 2014. The Planning Inspector published his 'Preliminary Conclusions' on 26th November 2014 in which he identified a number of shortcomings relating to the identification of housing needs, housing requirement and land supply. Following this, the Planning Inspector advised that hearings planned for January/February 2015 were to be cancelled. The Council then determined on 18th December 2014 that work should begin on a new local plan for the period 2011-2036 and the Planning Inspector submitted his report on the Examination recommending non-adoption of the submitted Local Plan (2011-2029). The Council took the formal decision not to withdraw the Local Plan (2011-2029) and it has been used informally on a non-statutory basis to guide development decisions in the Borough in the meantime. All of the housing allocations proposed in the previously submitted Local Plan (2011-2029) are in the process of being implemented.

Statement of Community Involvement (SCI)

- 3.2.4 The current SCI was consulted upon and formally adopted on 30th November 2015. This document informs the consultation process on the emerging Eastleigh Borough Local Plan (2016-2036).

3.3 *Planning Guidance*

- 3.3.1 Many of the Supplementary Planning Documents/Guidance (SPDs) have been saved as they relate to the saved policies of the adopted Local Plan (2001-2011).
- 3.3.2 A full list of adopted planning guidance can be found on the Council's website¹⁵.

3.4 *Neighbourhood Development Plans*

- 3.4.1 The Localism Act 2011 creates the legal framework for the preparation of Neighbourhood Development Plans (NDP) (also known as a Neighbourhood Plan). Subject to satisfying the necessary regulation and processes the NDP will, upon adoption, form part of the Development Plan. Two areas in the Borough have sought designation to prepare Neighbourhood Plans; Bishopstoke & Botley.
- 3.4.2 Bishopstoke Parish Council submitted an application for designation of a Neighbourhood Area covering the parish of Bishopstoke. This was subject to public consultation ending on 18 September 2015 and no objections

¹⁵ <http://www.eastleigh.gov.uk/supplementaryplanningdocuments>

were received. Eastleigh Borough Council considered the application and approved the designation at a meeting of Cabinet on 29 September 2015.

3.4.3 Botley Parish Council submitted an application for designation of a Neighbourhood Area covering the parish of Botley. This was subject to public consultation ending on 30 November 2015. Eastleigh Borough Council considered the application and approved the designation at a meeting of Cabinet on 30 November 2015.

3.4.4 The designation of a Neighbourhood Area enables a Neighbourhood Plan to be prepared for the designated area. No Neighbourhood Plans have yet been made for either area and no further Neighbourhood Area applications were submitted during the monitoring period.

3.5 ***Community Infrastructure Levy (CIL)***

3.5.1 The Community Infrastructure Levy Regulations 2010 (as amended) came into force on 6 April 2011. On the 1st April 2015, the pooling of developer contributions secured through Section 106 of the Town and Country Planning Act 1990 were restricted and more powers were given to CIL meaning that opportunities to secure developer contributions would be very limited if CIL is not in place¹⁶. These pooling restrictions were subsequently lifted on 1 September 2019.

3.5.2 The Council completed consultation on the Draft Charging Schedule Modifications in August 2014 although this was not progressed further due to the requirement to prepare the new Local Plan. The Council has decided not to progress with a CIL Charging Schedule at this time due to the changing regulatory climate and other uncertainties.

3.6 ***Duty to Co-operate***

3.6.1 Section 110 of the Localism Act 2011 requires plan-making authorities to engage constructively, actively and on an on-going basis with regards to strategic and cross-boundary planning matters.

3.6.2 The authorities in south Hampshire (i.e. unitary authorities of Portsmouth, Southampton and Isle of Wight; Hampshire County Council and district authorities of Eastleigh, East Hampshire, Fareham, Gosport, Havant, New Forest, Test Valley and Winchester) had already established a system of cooperative working through the Partnership for Urban South Hampshire (PUSH) established in 2004¹⁷.

3.6.3 PUSH has established structures for identifying development requirements and agreeing how these should be met across the sub-region, i.e. a distribution of new development across the constituent authorities and measures to monitor the outcomes of this process. These include working

¹⁶ The Section 106 pooling restrictions were removed in accordance with the Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 which came into force on 1 September 2019.

¹⁷ PUSH became known as the Partnership for South Hampshire (PfSH) on 1 August 2019 to reflect the withdrawal of the Isle of Wight Council from the partnership and the addition of the New Forest National Park Authority.

with and consulting the bodies listed under Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

- 3.6.4 In recognition of Part 8, Regulation 34 (6) of the Town and Country Planning (Local Planning) (England) Regulations 2012 local planning authorities are required to provide details of engagement with relevant bodies through the AMR. Eastleigh Borough Council has jointly worked with the Partnership for Urban South Hampshire (PUSH) and Hampshire County Council on evidence base studies in support of Development Plan Documents and Supplementary Planning Documents. The Council is also working with neighbouring authorities and consultees on policy development and monitoring and on the emerging Local Plan (2016-2036).
- 3.6.5 In June 2016, PUSH completed a Spatial Position Statement covering the overall need for and distribution of development in South Hampshire. The Position Statement sets out development targets for the individual Councils within South Hampshire and forms a significant part of the statutory 'duty to co-operate' that Councils have with each other, and will inform the preparation of Local Plans by each Council within PUSH.
- 3.6.6 As part of the evidence base for the Local Plan, in January 2014, the South Hampshire Strategic Housing Market Assessment (SHMA) was published. The PUSH authorities (which include Eastleigh Borough Council) published the Objectively-Assessed Housing Need Update in April 2016, which provides an update of the work set out in the PUSH SHMA. The need for new employment floorspace was also initially identified through work undertaken on behalf of the PUSH authorities by Oxford Economics which looked at the need for new employment floorspace up to 2034. This was extended by GL Hearn's Economic and Employment Land Evidence Base Paper which includes an objective assessment of the need for new employment floorspace (in 'B' use class) over the period to 2036.

4 MONITORING PERFORMANCE OF THE SAVED POLICIES OF THE ADOPTED LOCAL PLAN (2001-2011)

4.1 *Housing Provision*

Adopted Local Plan (2001-2011) Policy Objectives	To ensure there is sufficient additional housing
Saved Policies of the Adopted Local Plan (2001-2011)	71.H, 72.H, 75.H-86.H (note that the policy for housing supply, 70.H, was not saved as it refers to out-of-date structure plan targets.)
Sustainability Appraisal Objective	Provide sufficient, housing to meet identified local needs, including affordability and special needs
Targets	Local Plan Review 2001-11 housing land supply targets considered out of date. Provision of 3,150 new dwellings (630 per annum) between 04/2016 and 03/2021 (revised benchmark as of July 2016)

Core Indicators CH1 & CH2: Plan Period & Housing Targets; and Past & Projected net Additional Dwellings

- 4.1.1 Councils are required, by the NPPF, to be able to demonstrate that they have sufficient land identified for housing to meet 5-years-worth of supply. The Council has updated its 5-year supply position on a quarterly basis up until the most recently published version dated March 2018 which covers the five year period between 1st January 2018 to 31st December 2022¹⁸. It demonstrates that the Council is able to demonstrate 5.52 years of supply, which is an increase on the 5.30 years as per the previous base date of 1st October 2017, and is the most up to date position within the parameters of this 2018-2019 AMR.
- 4.1.2 The increase in the 5-year supply to 5.52 years is due to the high level of completions over the 2017/18 monitoring period whereby 893 new dwellings were completed (204 dwellings of this total constituting affordable housing).
- 4.1.3 This position reflects the Council's proactive approach to housing delivery over recent years following a previously identified 5-year supply shortfall. Allocations proposed in the emerging Local Plan (2016-2036) plus those outstanding allocations yet to be built out which have been rolled forward from the previously submitted Local Plan (2011-2029) will be important for ensuring a five year supply of deliverable housing sites is maintained.

¹⁸ Eastleigh Local Plan – Housing Land Supply Position. Available from: https://www.eastleigh.gov.uk/media/2874/five-year-housing-land-supply-position_1st-january-2018-base_final.pdf

4.1.4 Housing supply targets referenced in the 2001-2011 Local Plan are considered to be out of date and are no longer saved. The Council's objectively assessed need figure has since been revised upwards following an update of the evidence of housing need. This was supported through Planning Inspector decisions on Section 78 appeals with the latest figure arrived at through this route being 630 dwellings per annum. The Council is proposing 14,580 new dwellings over the period of the emerging Local Plan (2016-2036) which would equate to a housing target of 729 dwellings per annum.

4.1.5 A summary of the position at 31st March 2018 is set out in **Table 4.1** below.

Table 4.1: Housing land supply position (as of April 2018)

Plan/Strategy	Requirement 1 January 2018 to 31 December 2022 (dwellings)	Calculation (Supply/yearly housing requirement)	Supply position (years)
PUSH SHMA requirement (20% buffer & Sedgfield method)	5,689 (1,138 per annum over 5 years)	6,103/1,105	5.52

Source: GL Hearn (2018)

4.1.6 A more detailed explanation of the calculation of 5-year supply at 31st March 2018 is set out in **Appendix 1**.

4.1.7 The NPPF also requires that local plans should be able to demonstrate that they make provision for 5-year supply at the anticipated date of adoption of the local plan. The Council has commissioned a 'projected-forward' calculation of 5-year supply starting with a base date of 1st April 2019 (looking to the 31st March 2024) based on the emerging Local Plan (2016-2036) housing requirement which equates to an annualised figure of 729 dwellings per year. This document demonstrates that the Council will be able to show provision of 7.8 years' worth of supply against the local plan housing target at 1st April 2019¹⁹.

¹⁹ Eastleigh Local Plan – Housing Implementation Plan. Available from: <https://www.eastleigh.gov.uk/media/3402/final-housing-implementation-plan.pdf>

4.2 **Mixed and Sustainable Communities**

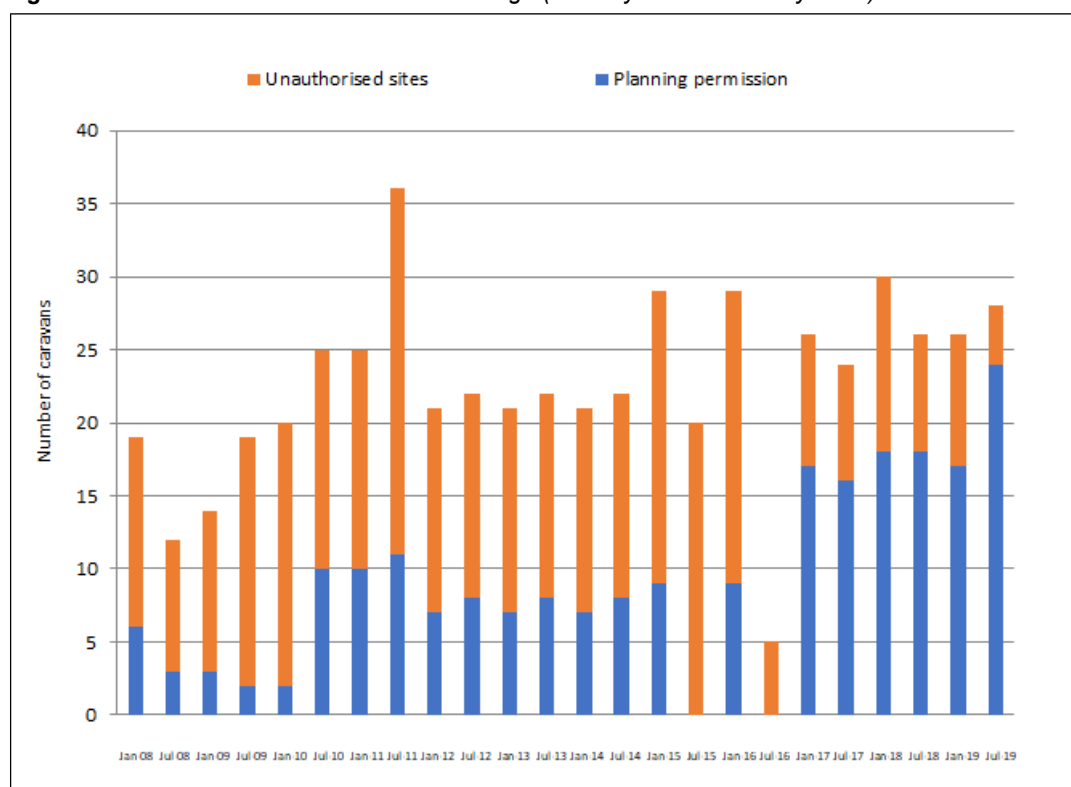
Adopted Local Plan (2001-2011) Policy Objectives	Ensure that the housing policies [of the Local Plan] create or maintain mixed and balanced communities, and that they address the needs of all sections of the community including those in need of affordable housing
Saved Policies of the Adopted Local Plan (2001-2011)	73.H, 74.H, 87.H
Sustainability Appraisal Objective	Provide sufficient, housing to meet identified local needs, including affordability and special needs
Target	<ul style="list-style-type: none"> • 150 affordable dwellings per annum (2012-2017) (Eastleigh Borough Housing Strategy) • 5 permanent pitches for gypsies and travellers, and 3 plots for travelling show-people between 2016 and 2036²⁰ • Open-market housing: 38% small (2 bed and less) and 62% larger dwellings (3 bed or more) • Affordable housing: 76% small and 24% larger dwellings to be delivered between 2011-2036 (South Hampshire Strategic Housing Market Assessment, 2014).

Core Indicator CH4: Net Additional Gypsy & Traveller Pitches & Local Indicator L1: Net Additional Travelling Showpeople Pitches

- 4.2.1 The Eastleigh Gypsy and Traveller Accommodation Assessment 2017 provides an evidence base to enable Eastleigh Borough Council to comply with its statutory requirements towards gypsies, travellers and travelling show-people. The main objective of this assessment is to provide the Council with robust, and up-to-date evidence which has been used to inform the preparation of proposed site allocation and criteria-based policies for Gypsies, Travellers and Travelling Showpeople in the submitted Local Plan (2016-2036) based on the new planning definitions.
- 4.2.2 The degree to which the target number for provision of pitches and plots in the Borough has been met is assessed through indicators comprising: the numbers of additional Gypsy Traveller and Travelling Show-People pitches and/or dwellings permitted. Two sources of data are used, the DCLG Caravan Count (**Figure 4.1**), and records of planning permissions (**Table 4.2**).
- 4.2.3 The Traveller Caravan Count is a statistical count of the number of caravans sited on both authorised and unauthorised sites across England on a specific date in January and June each year. This provides a useful baseline of the trends of travelling community population within the Borough. However, the count includes caravans and not households and is therefore difficult to interpret for households. The survey is a 'snapshot in time' conducted by the Local Authority on a specific date twice per year. **Figure 4.1** illustrates the results of these surveys.

²⁰ Eastleigh Gypsy and Traveller Accommodation Assessment (February 2017). Available from: <https://www.eastleigh.gov.uk/media/3392/eastleigh-gtaa-final-report-march-2017.pdf>

Figure 4.1: Traveller Caravan Count for Eastleigh (January 2008 – January 2019)



Source: DCLG 2019

4.2.4 The primary data source for assessing if the target identified has been met is records of planning permissions granted by the Council. The number of planning permissions granted which resulted in a permanent gypsy and traveller pitches since 2006 are shown in **Table 4.2** below.

Table 4.2: Permitted travelling communities planning applications 2006-2019

Monitoring year	Applications permitted	Number of pitches	Application details
2018-2019	2	7	LDC/18/83784 – Church Farm, Hound Road, Netley Abbey - Use of the site at Church Farm, Hound Lane as a gypsy caravan site for the stationing of 1 caravan for residential purposes – Certificate of lawfulness of existing use or development (CLUED) – certificate issued F/18/83586 – Windmill Lane, Bursledon – Change of use of paddock land to site 6 additional mobile homes, amenity buildings and barrier fence – Permission granted
2017-2018	1	2 (already approved as per application reference F/15/77176 below)	F/17/79859 – The Old Fairground, Botley Road, Bursledon) – Use of land to form 2no. permanent plots for use by travelling show people, including storage for vehicles, up to 12 caravans and associated equipment, and the creation of a new access road from Bursledon Road and service road
2016-2017	1	n/a	X/14/75277 – Homeleigh, Stroudwood Lane, Lower Upham, Southampton, SO32 1HG - Variation of condition 1 to comply with definition of gypsies & traveller sites within DCLG - planning policy for traveller sites - August 2015 & relief of condition 3 to allow permanent siting of timber chalet of appeal decision APP/W1715/A/10/213780 (X/09/66043) - PERMIT (01/01/2017)
2015-2016	1	2	F/15/77176 - Use of land to form 2 no. permanent plots for use by travelling show people including storage for vehicles, up to 12 caravans and associated equipment, and access roadway and landscaping – The Old Fair Ground, Junction of Botley Road/Bursledon Road, Bursledon – PERMIT (28/01/2016)

Monitoring year	Applications permitted	Number of pitches	Application details
2014 - 2015	0	n/a	n/a
2013 - 2014	1*	1	X/13/72016: Costalot Stables, Blind Lane - Relief of condition 1 of planning permission F/11/68768 (retention of mobile home for use by 1No. Gypsy family and associated structures comprising of an annexe and sheds) to allow the use to be permanent
2012 - 2013	0	n/a	n/a
2011 - 2012	0	n/a	n/a
2010 - 2011	1	3	F/10/66559: Bay Farm, Grange Road – Change of use of land to gypsy caravan site accommodating 3no. mobile homes, 3no. touring caravans and 3 day rooms
2009 - 2010	1	2	F/09/66165: Ridge Farm, Grange Road - Change of use of land from agriculture to a retain mixed use of agriculture & a private gypsy caravan site (2 pitches) and associated hard standing
2008 - 2009	1	3	F/08/62837: Home Farm, Grange Road - Change of Use of land to long stay caravan site for 3no. Caravans and ancillary hardstanding and day room
2007 - 2008	0	n/a	n/a
2006 - 2007	0	n/a	n/a
Total	9	18	
<p>*In addition to this, approval of a variation of conditions was granted in 2013 (X/13/72534). The original permission for the site was for a specific family of the travelling community. The approval of this variation of conditions opens up use of the site to the wider travelling community.</p> <p>* There was also an additional application which was for relief of condition (in relation to an already approved mobile home which was to allow for its retention in a different position to that approved) – (X/15/76255 – Mobile home at Costalot Stables, Blind Lane, West End).</p>			

Source: Eastleigh Borough Council

- 4.2.5 Since April 2006, permission has been granted for 18 pitches across 9 sites for gypsies and travellers. This has exceeded the target of 4 permanent pitches for gypsies and travellers between 2006 and 2016. One application was also received and granted for two Travelling Showpeople plots at the Old Fairground, Botley Road which superseded a previous permission on the site (see **Table 4.2** above).
- 4.2.6 The Eastleigh Gypsy, Traveller and Travelling Showpeople Accommodation Assessment 2017 identifies the need for 5 additional pitches for Gypsy and Travellers households and 3 additional pitches for Travelling Showpeople households in Eastleigh between 2016 and 2036. Although the Gypsy and Traveller need was recorded to have fallen in the previous AMR as two of the unauthorised sites (Homeleigh, Lower Upham and Land adjacent to Woodleigh, Bursledon) received planning permission. The emerging Local Plan (2016-2036) proposes a number of site allocations to meet identified Gypsy, Traveller and Travelling Showpeople's needs.

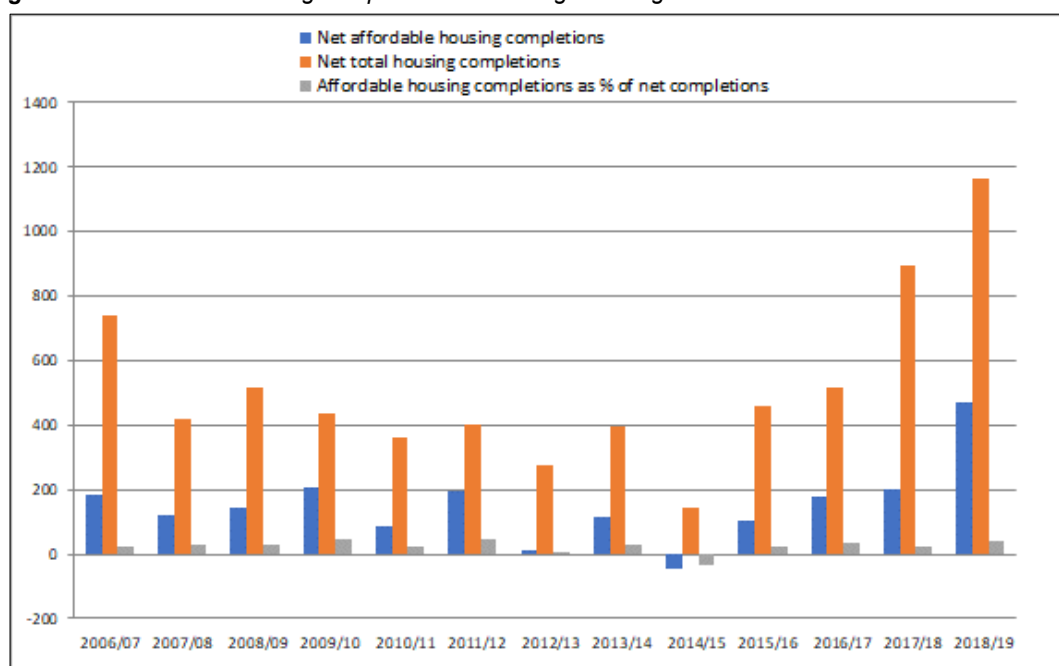
Core Indicator CH5: Affordable Housing Completions

- 4.2.7 As **Figure 4.2** and **Table 4.3** below indicate, a total of 1,971 net additional units of affordable housing have been delivered in the Borough over the period between 2006/07 and 2018/19. There were 468 net affordable housing completions in 2018/19, this being over twice as high as the number of affordable housing completions recorded in 2017/18 which in itself was the highest recorded number of affordable housing completions since the 2019/10 monitoring period. The provision of affordable housing is a key prosperity issue for the Borough.

4.2.8 The level of affordable housing completions as a proportion of net completions was 40% in 2018/19. This is up significantly from 23% in 2017/18 and above 35% which was recorded in 2016/17.

4.2.9 In July 2017, in support of work undertaken on the emerging Local Plan (2016-2036), the Council published an Affordable Housing Assessment (2017)²¹. This identified a need for the provision of 3,300 affordable dwellings over the twenty-year plan period 2016-2036 equating to a target of 165 units per year.

Figure 4.2: Affordable housing completions in Eastleigh Borough 2006/07 to 2018/19



Source: Hampshire CC and Eastleigh BC Land Monitoring 2019

Table 4.3: Affordable Housing Completions 2006/07- 2018/19

	Net Affordable Housing Completions	Net Total Housing Completions	Affordable Housing Completions as Proportion of Net Completions (%)
2018/2019	468	1,162	40
2017/2018	204	893	23
2016/2017	181	517	35
2015/2016	103	458	22
2014/2015	-48	145	0 (-33)
2013/2014	116	394	29
2012/2013	10	275	4
2011/2012	197	402	49
2010/2011	85	361	24
2009/2010	209	434	48
2008/2009	142	516	28
2007/2008	122	417	29
2006/2007	182	742	25

Source: Hampshire County Council Land Supply & Eastleigh Borough Council Housing Services, 2019

4.2.10 The submitted Local Plan (2016-2036) subsequently proposes that the Council will support the provision of an average 165 (net) new affordable homes per annum as part of the overall net additional homes provided each year (2016-2036). It also proposes a target of 35% affordable

²¹ Affordable Housing Assessment (2017). Available from: <https://www.eastleigh.gov.uk/media/2533/draft-affordable-housing-assessment-july-2017.pdf>

housing as part of new housing developments, where such a proposal comprises sites of 0.33 hectares or more and on sites with, or capable of accommodating, 11 dwellings or more dwellings; or if it comprises a maximum combined gross floorspace of more than 1,000sq.m. Exceptions to these policy requirements will only be allowed if it can be demonstrated that they would have an unacceptable impact on the economic viability of the proposed scheme.

Local Indicator L2: Average Size of Completed Dwellings & Local Indicator L3: Average Mix of Completed Dwellings

- 4.2.11 The NPPF confirms that a mix of housing types and sizes should be provided for, in order to meet the different needs within communities. The Strategic Housing Market Assessment (2014) states that across the sub-region there is an expectation that the focus of new market housing will be two and three bedroom properties, whilst affordable housing delivery is likely to be more focussed on one and two bedroom properties.
- 4.2.12 With regards to open market dwellings completed in 2018/19, 32% were categorised as small (2-bedroom or less) and 68% were categorised as large (3-bedrooms or more). The South Hampshire SHMA, produced on behalf of PUSH, contains targets for delivery of these dwelling sizes across this tenure as being 38% and 62% respectively, up until 2036.
- 4.2.13 As for the delivery of affordable housing in 2018/19, 59% of new dwellings delivered in Eastleigh were categorised as affordable small and 41% of new dwellings were categorised as affordable large. The targets contained within the SHMA require the delivery of these dwelling sizes across this tenure of 76% and 24% respectively. The provision of affordable housing within Eastleigh since 2011 has continued a general trend to move away from these targets as shown in the latest 2018/19 figures.

Local Indicator L5: Older Persons Accommodation Completed

- 4.2.14 The projected increase in the elderly population of the Borough will have implications for the type of housing required. The Council has prepared a supplementary planning document: 'Accommodation for Older People and Those in Need of Care'²² adopted in May 2011 which provides further guidance for assessing planning applications for elderly people's accommodation, e.g. sheltered and extra care housing, residential homes, care homes, and assisted living. It provides guidance on appropriate locations and key features which should be included with such developments.
- 4.2.15 The ORS Affordable Housing Assessment (July 2017) identifies that the population in older age groups in the Borough is projected to increase substantially over the period of the emerging Local Plan (2016-2036), with over two thirds of the population growth projected to be aged 65 and over and almost half projected to be 75+. This includes an estimate for the provision of specialist older person housing over the plan period as shown in **Table 4.4:**

²² Accommodation for Older People and Those in Need of Care SPD. Available from: <https://www.eastleigh.gov.uk/media/2391/accommodation-for-elderly-people-and-those-in-need-of-care.pdf>

Table 4.4: Benchmark Figures for Specialist Older Person Housing Needs in Eastleigh Borough for over 75s 2016-2036

2016-36	More Choice, Greater Voice toolkit			SHOP resource pack		
	Owned	Rented	Total	Owned	Rented	Total
2016 Total	1,090	920	2,020	1,790	1,020	2,810
2036 Total	2,030	1,720	3,750	3,340	1,900	5,240
Total change 2016-36	940	800	1,740	1,540	880	2,420
Percentage of OAN	9.3%	7.9%	17.2%	15.2%	8.7%	24%

Source: Housing Learning and Improvement Network's 'SHOP' toolkit, 2017

4.2.16 The toolkits indicate that provision should be made of between 17% and 24% of the OAN to specialist older person housing to accommodate the ageing population. This represents a very high figure and a significant step up in provision for Eastleigh, but it does not reflect local circumstances such as the impact of a growing older person population in the area. Further information is available in the ORS Affordable Housing Assessment (July 2017)²³.

4.2.17 No new older person's accommodation was granted planning permission during the 2018/19 monitoring period.

4.2.18 However, the following planning permissions were completed over the course of the 2018/19 monitoring period:

- 14/75061 F – The Mount Hospital, Block 7 Church Road, Bishopstoke – Erect a block of 16 assisted living units
- 15/77022 F – Penarth House adjacent to Otterbourne Hill, Eastleigh – Erection of a dementia care centre to provide 20 support apartments and 64 care beds
- F/16/78228 - Hamilton House, Gaters Mill, Mansbridge Road, Southampton, SO18 3JD - Construction of 80 bed care home with associated car parking, amenity space, 2.4 metre high boundary fence and landscaping with alterations to existing access following demolition of existing building
- F/16/79381 – 93 Station Road, Netley Road, SO31 5AH - Change of use from residential dwelling (C3) to an 8 bedroom residential assisted living facility (C2). First floor extension to rear & alteration to fenestration

Local Indicator L7: Self-Build and Custom Housebuilding

4.2.19 The Self-Build and Custom Housebuilding (Register) Regulations 2016 came into force in April 2016. This implemented the provisions of the Self-build and Custom Housebuilding Act 2015. The Act requires local planning

²³ Affordable Housing Assessment (July 2017). Available from: <https://www.eastleigh.gov.uk/media/3396/ors-affordable-housing-assessment-july-2017.pdf>

authorities ‘to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects’. In addition, local authorities must have ‘regard to those registers in carrying out planning and other functions’.

4.2.20 In October 2016, the Self-Build and Custom Housebuilding Regulations 2016 updated and revoked the (Register) Regulations, and the Self-Build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016 came into effect. The latter places a duty upon local authorities to grant ‘suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority’s area’.

4.2.21 Although self-build or custom-build housing does not form part of the existing development plan, Planning Practice Guidance (2017) encourages local planning authorities to report within their AMR’s headline data on the demand for self-build and custom housebuilding. This is to support development opportunities and to increase awareness surrounding the demand for self-build and custom housebuilding in the local area.

4.2.22 **Table 4.5** shows the total number of entries over successive base periods from the time the register was first established in July 2015. The register constitutes those who have registered or expressed an interest in developing self-build residential projects. This in turn allows those on the register to be updated by the Council of when suitable plots within the Borough become available. Under Section 10 ‘Duty to grant planning permission etc’ of the Housing and Planning Act 2016, the Council must give suitable development permission to enough serviced plots of land to meet the demand for self-build and custom housebuilding within the Borough.

Table 4.5: Self-Build Register Entries

Base Period	1 (1/4/16 - 30/10/16)	2 (31/10/16 – 30/10/17)	3 (31/10/17 – 30/10/18)	4 31/10/18 – 30/10/19
Number of individuals added to register	10	18	15	18

Source: Eastleigh Borough Council 2019

4.2.23 The submitted Local Plan (2016-2036) includes proposed policy content which states that residential sites where possible should include provision for self and custom build development. There were no known planning applications for self-build plots which were received during base period 4. However, one self-build unit was permitted on appeal in April 2019. The Council estimates that the number of dwellings suitable for self-build was 7 dwellings in base period 4, 7 dwellings in base period 3 and 6 dwellings in base period 2 and that this was based on the permitted developments for one dwelling and national estimates on the proportion of likely self-build.

Implications for the Local Plan:

4.2.24 Local Plan policies will need to continue to seek affordable housing and a range of dwelling sizes and types to meet local needs of present and future residents of the Borough in order to maintain mixed and sustainable

communities. Policies must also be flexible to respond to changes in market conditions.

- 4.2.25 The Housing Implementation Plan (June 2018) sets out the need for the size and type of future dwellings; whilst the Accommodation for Older People SPD will ensure that specific needs are met. With an ageing population, it is important that the Plan makes provision for the differing needs and aspirations of older people and those with disabilities. Providing for high quality, accessible and adaptable developments, which can meet the changing aspirations of generations, is vital to ensure that our communities are well balanced and sustainable.

4.3 **Efficient Use of Land**

Adopted Local Plan (2001-2011) Policy Objectives	Ensure that as many of the necessary (new) dwellings as possible will be accommodated within existing built-up areas or on land already committed for development
Saved Policies of the Adopted Local Plan (2001-2011)	No relevant policy regarding previously developed land, however policy 72.H refers to dwelling densities (efficient use of land)
Sustainability Appraisal Objective	Protect and conserve natural resources.
Targets	Density of at least 30 dwellings per hectare

Core Indicator CH3: New & Converted Dwellings on Previously Developed Land (PDL)

4.3.1 The NPPF requires that planning policies and decisions encourage the effective use of land by re-using land that has been previously developed. **Table 4.6** below shows that during 2018/19, just 12.6% of dwellings provided through conversions or re-developments took place on PDL. This is the lowest total by some margin for all the monitoring periods shown going back to 2005/06 and clearly demonstrates that a continued supply of previously developed land is finite.

Table 4.6: *New and converted Dwellings net completions on PDL (2005-2018/19)*

	2005 /06	2006 /07	2007/ 08	2008 / 09	2009 / 10	2010 / 11	2011 / 12	2012 / 13	2013 / 14	2014/ 15	2015 / 16	2016/ 17	2017 /18	2018/ 19
% New and converted Dwellings on PDL	97.5	88.4	44.3	35.4	72.3	33	65.3	47	57	28	61	53.7	32.1	12.6

Source: Hampshire County Council land supply monitoring, 2019

Indicator L6: Densities of Completed Dwellings

4.3.2 Policy 72.H of the adopted Local Plan Review (2001-2011) requires residential developments to achieve optimum densities. 30 dwellings per hectare is generally accepted as a yardstick for reasonable development density. Since the 2011/12 monitoring period, as shown in **Table 4.7**, the proportion of dwellings completed at a density of less than 30 dwellings per hectare has increased year-on-year with 82.3% of completions in 2018/19 completed at a density of less than 30 dwellings per hectare. This can be partly explained through the increase in greenfield housing completions and fewer completions on previously developed sites which tend to be developed at higher densities.

Table 4.7: Densities of completed dwellings (%) 2006/07-2018/19

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
<30 Dwellings per Hectare	8.9	38.2	5.9	6.6	24.3	8.9	10.1	22.2	25.2	36.1	50.4	65.3	82.3
Between 30 and 50 Dwellings per Hectare	16.6	27.9	51.5	30.4	59.4	61.2	55.5	56.4	69.4	44.2	33.9	28.6	14.0
>50 Dwellings per Hectare	74.5	33.8	42.6	79.9	16.3	29.9	34.4	21.4	5.4	19.7	15.7	6.1	3.7

Source: Hampshire County Council Land Supply Monitoring, 2019

Implications for the Local Plan:

- 4.3.3 The supply of previously development land is finite, so it is difficult to ensure that there will be high levels of development in the future on previously developed land.
- 4.3.4 The Council updated its SLAA during 2017 which has informed the selection of proposed site allocations in the submitted Local Plan (2016-2036). In accordance with the Town and Country Planning (Brownfield Land Register) Regulations 2017, the Council is also required to prepare and publish a Brownfield Land Register to identify previously developed land which is considered suitable for development. Local planning authorities are required to review their Brownfield Land Registers at least once a year. The Council's latest Brownfield Land Register can be found on the Council's website²⁴. This shows that there is insufficient previously developed land available for meeting the Council's development targets as set out in the submitted Local Plan (2016-2036).
- 4.3.5 The submitted Local Plan (2016-2036) proposes a minimum density of 40 dwellings per hectare (net) that should be achieved in urban areas unless site constraints or local character justify a lower density and that in areas with good access to public transport and other services and amenities, higher densities will be sought.

²⁴ Eastleigh Borough Council Brownfield Land Register. Available from: <https://www.eastleigh.gov.uk/planning-and-building/planning-policy-and-implementation/brownfield-land-register>

4.4 **Employment**

Adopted Local Plan (2001-2011) Policy Objectives	<ul style="list-style-type: none"> • Avoidance of too little or too much economic growth, balancing growth with the needs of the labour force. • Improve economic competitiveness. • Reduce the need to travel by car. • Prioritise the redevelopment of urban sites. • Locate office development in town centres. • Secure premises for 'start-up' firms. • Promote social inclusion.
Saved Policies of the Adopted Local Plan (2001-2011)	109.E, 111.E, 112.E, 113.E, 114.E, 117.E, 118.E
Sustainability Appraisal Objective	Develop a dynamic and diverse economy.
Targets	– 114,000sq.m. of net additional employment floorspace in the period 2011-2034 (PUSH Spatial Position Statement (June 2016))

Core Indicators CBD1 & CBD2: Change in Employment Floorspace (Overall and on Previously Developed Land)

- 4.4.1 Saved policies within the Local Plan Review (2001-2011) seek to retain sites in employment use to secure a diverse choice of employment (policies 117.E and 118.E). In 2016, the Partnership for Urban South Hampshire (PUSH) published more up-to-date targets that propose a total of 114,000sq.m. net additional employment floorspace within the Borough, over the period 2011-2034. This target comprised of 40,000sq.m. of B1(a) (office) floorspace and 74,000sq.m. of B1 (b-c), B2 and B8 floorspace (light industrial, general industrial and storage and distribution respectively). These targets were agreed as part of a joint framework to inform and support the preparation of local plans across south Hampshire (the PUSH Spatial Position Statement (June 2016)).
- 4.4.2 The Council is proposing to pro rata the 114,000sq.m. target over a further two years so that it takes account of the timeframe of the emerging Local Plan which will run to 2036. The baseline target has therefore been recalculated to be 124,000sq.m.²⁵.
- 4.4.3 The emerging Local Plan (2016-2036) is proposing 144,050sq.m. of new employment floorspace which is over and above the baseline pro rata'd target of 124,000sq.m. This is because net losses were higher than net completions over the period between 2011/12 and 2015/16. This residual requirement has been further updated to 151,468sq.m.²⁶ so that net completions and losses are accounted for up to the end of the 2018/19 monitoring period. The amount of employment development in terms of net completions within the Borough from 2011/12 onwards is shown in **Table 4.8**.

²⁵ Rounded up from 123,914sq.m.

²⁶ This updates the calculations included in the Employment Land Supply Updated Local Plan Background Paper (June 2019)

Table 4.8: Delivery of employment floorspace completions

Parish	Net B Class Floorspace Completions (sq.m.) 2011/12-2017/18	Net B Class Floorspace Completions (sq.m.) 2018/19
Chandler's Ford	1,316	1,027
Eastleigh	2,158	1,478
Fair Oak & Horton Heath	600	1,113
Hamble	4,121	390
Botley	350	0
Hedge End	6,464	0
West End	1,905	0
All parishes	16,914	4,008

Source: Hampshire County Council land monitoring

4.4.4 In order to meet the calculated residual requirement of 151,468sq.m. of employment floorspace, an average completion rate of 8,910sq.m. is required per annum between the 2019/20 and 2035/36 monitoring periods. However, the average annual completion rate between 2011/12 and 2018/19 is recorded to be 2,615sq.m.

4.4.5 For the 2018/19 monitoring period 4,008sq.m. of net additional employment floorspace has been completed in the Borough. This is significantly lower when compared to previous monitoring 2017/18 monitoring period which can be largely attributed to the recorded redevelopment of three industrial units at Alpha Park in Chandler's Ford (13,812sq.m.) The largest employment completion in 2018/19 was for a car dealership which included a B2 workshop (1,478sq.m) on the former Magistrates Court site, Villeneuve Street, St. Georges Way, Eastleigh. Losses of employment floorspace occurring through employment redevelopment during 2018/19 are attributed to the loss of B1(a) office floorspace at Hamble Marina and at 45 Bournemouth Road, Chandler's Ford. However, these employment losses have been cancelled out through a recorded net gain in B1(a) office completions on both sites as part of wider redevelopment proposals. The distribution of employment floorspace completions by use class for 2018/19 is shown in **Table 4.9** below.

Table 4.9: Employment floorspace completions by use class 2018/19

Use Class	Previously developed land?	Gross Floorspace Completed (m ²)	Losses (m ²)	Net Additional Floorspace Completed (m ²)
B1a Offices	Yes	945	470	475
B1b: Research & Development	No completions	0	0	0
B1c: Light Industry	No completions	0	0	0
B2: General Industrial	Yes	1,478	0	1,478
B8: Storage & Distribution	Yes	942	0	942
Mixed B1-B8 (unable to split)	Yes	1,113	0	1,113
All B Class	Yes	4,478	470	4,008

Source: Hampshire County Council land monitoring

4.4.6 In addition to losses of floorspace through redevelopment of employment sites for new employment uses, floorspace was also lost as employment sites which were redeveloped for non-employment uses (usually residential development). Such losses were largely focussed on the un-parished area of Eastleigh (34,067sq.m), Hedge End (5,241sq.m) and West End (5,039sq.m) over the period between 2011/12 and 2018/19. These 'non-employment' losses of floorspace are shown in **Table 4.10**.

4.4.7 Between 2011/12 – 2018/19 Eastleigh Borough had lost 48,390sq.m. of employment floorspace to non-employment uses with 2,311sq.m. of this floorspace lost during 2018/19 monitoring period. 2,102sq.m. of this was due to redevelopment for 14 dwellings (Braxells Farmhouse, Braxells Farm, Winchester Road, Botley). 209sq.m. of the 2,311sq.m. lost during 2018/19 was due to the demolition of an outbuilding (B8 use) to be replaced with a dwelling (Quob Cottage, Quob Lane, West End). Anticipated future losses to non-employment uses total 37,629sq.m. Much of this (18,800sq.m.) can be put down to the anticipated loss of the Drapers Tools site on Hursley Road, Chandler's Ford to 130 dwellings, a care home and close care bungalows.

Table 4.10: Losses of employment floorspace to other uses 2011/12-2018/19

Use Class	Total loss to non-employment uses (sq.m.) 2011/12-2018/19
B1a: Offices	3,402
B1b: Research & Development	300
B1c: Light Industry	230
B2: General Industrial	28,019
B8: Storage & Distribution	2,542
Mixed B1-B8 (unable to split)	13,897
All B use classes	48,390

Source: Hampshire County Council land monitoring

4.4.8 **Table 4.11** below provides information on the losses of employment floorspace that have occurred through the grant of prior approval between 2013/14 and 2018/19. There were no losses as a result of the granting of prior approval recorded in 2018/19. The Council will continue to monitor losses of employment floorspace arising through the grant of prior approval.

Table 4.11: Employment floorspace lost through granting of prior approval

Location	Proposal	Use Class	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Mariners House, High Street, Hamble-le-Rice	Prior notification – Convert B1a offices into 2 flats and 1 house	B1(a)			200			
The Mall, 120 Winchester Road, Chandlers Ford	Prior notification – Convert B1a offices into 5 flats	B1(a)		317				
38-40 Leigh Road, Eastleigh	Prior notification – Convert B1a offices into 8 flats	B1(a)				458		
Grayton House, 26a High Street, Eastleigh	Prior notification – Convert B1 offices into 8 flats	B1	600					
44 Leigh Road	Prior notification – Convert B1a offices into 5 flats	B1(a)					164	
TOTAL FLOORSPACE LOST:			600	317	200	458	164	0

Source: Eastleigh Borough Council (2019)

Core Indicator CBD3: Employment Land Available by Type

- 4.4.9 Available employment land is defined as land allocated for employment purposes or land that has extant planning permission. The Council published an updated Employment Land Supply Background Paper in June 2019. This paper concludes that sufficient land is allocated and available for employment use based on availability figures for 2017/18.
- 4.4.10 In further updating so that the latest situation is accounted for, there is 27,108sq.m. of permitted employment floorspace (net) within the Borough, as well as 81.13 hectares of available employment land through allocated and permitted sites as of 31st March 2019. 51.24 hectares of this available employment land is that which constitutes existing allocations. **Table 4.12** provides a breakdown of this permitted floorspace and permitted and allocated employment land.

Table 4.12: Employment land available by type (2019)

Use Class	Outstanding planning permissions (sq.m.) (net)	Total available employment land (Ha) (permissions and allocations)
B1a-c (unable to split)	6,751	30.55
B1-B8 (unable to split)	8,637	44.25
B1a	8,038	1.20
B1b	0	0
B1c	265	1.03
B2	1,681	1.80
B8	1,736	2.30
TOTAL	27,108	81.13

Source: Hampshire County Council land monitoring

- 4.4.11 Saved policies 111.E and 112.E of the Eastleigh Local Plan Review (2001-2011) were carried forward into the previously submitted Local Plan (2011-2029). Some sub-regionally significant employment allocations are being carried forward through the submitted Local Plan (2016-2036). The proposed allocations will be incorporated into the employment land availability figures in future monitoring years.

Implications for the Local Plan

- 4.4.12 The loss of employment floorspace to other uses in 2018/19 as with the previous 2017/18 monitoring period was lower in comparison to some of the previous monitoring years since 2011. As with 2017/18, all new employment development occurred on previously developed land over the course of the 2018/19 monitoring period. The continued monitoring of employment land is considered highly important due to the anticipated redevelopment of several large employment sites within Eastleigh and Chandler's Ford along with the more recent loss of sites initially proposed to be allocated for employment for the purposes of the submitted Local Plan (2016-2036).
- 4.4.13 As of 31st March 2019, 20,922sq.m. of net additional floorspace has been delivered since the 2011/12 monitoring period although over the same period, there has been a recorded loss of 48,390sq.m. of employment floorspace to other uses. This both highlights and justifies the need for the proposed employment allocations in the submitted Local Plan (2016-2036) which will be incorporated into the monitoring figures upon adoption.

- 4.4.14 In addition to the above, the submitted Local Plan (2016-2036) is also proposing the development of new employment floorspace at Eastleigh Riverside / Southampton Airport. The Updated Employment background paper (June 2019) shows that 131,900sq.m. could be developed on these sites which comprise the Southampton Airport Economic Gateway (SAEG). This is reflective of the Council's longer-term aspirations to provide employment land on these regionally significant strategic employment land allocations subject to the Chickenhall Lane Link Road (CLLR) being delivered.

4.5 **Biodiversity and Nature Conservation**

Adopted Local Plan (2001-2011) Policy Objectives	Limited environmental impact; identification, protection and enhancement of areas of nature conservation and importance; promotion and enhancement of biodiversity
Saved Policies of the Adopted Local Plan (2001-2011)	22.NC, 23.NC, 25.NC, 26.NC and 27.NC
Sustainability Appraisal Objectives	<ul style="list-style-type: none"> • Protect and conserve natural resources. • Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.
Targets	No loss of areas of biodiversity importance.

Core Indicator E2: Changes in Areas of Biodiversity Importance

- 4.5.1 Based on the policy performance described in more detail below, there appears to have been limited impact on areas of biodiversity importance over the past year as a result of development.
- 4.5.2 14.8% of the Borough's land area is covered by priority habitat. Approximately 73% of priority habitat in Eastleigh lies within designated sites. There was a small net gain in priority habitats during the monitoring period of 13 hectares. The total priority habitat within Eastleigh as at 31st March 2019 is 1,262 hectares.

Implications for the Local Plan:

- 4.5.3 There is a need to carry forward existing robust policies to prevent loss and create new areas of biodiversity importance. It will be important to ensure that the management agreements which form part of any planning obligation are being implemented satisfactorily. In December 2017 the 'Bird Aware Solent, Solent Recreation Mitigation Strategy' was produced by the Solent Recreation Mitigation Partnership. The Strategy provides a strategic solution to ensure the requirements of the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations) are met with regard to the in-combination effects of increased recreational pressure on the Solent SPAs arising from new residential development. The Council collects developer contributions for the purpose of implementing the mitigation measures of the 'Bird Aware' Solent Recreation Mitigation Strategy.

4.6 **Transport**

Adopted Local Plan (2001-2011) Policy Objectives	<ul style="list-style-type: none"> • Reduction in the need to travel. • To encourage further provision and use of public transport. • Ensure the location of new development is within locations that can be accessed by a wider means of transport other than the car. • Improve provision for cycling and walking. • Give priority to provision to the needs of pedestrians, cyclists and public transport users. • Meet the targets of the Road Traffic Reduction Act 1997. • Encourage where appropriate the transfer of freight from road to rail
Saved Policies of the Adopted Local Plan (2001-2011)	100.T, 101.T
Sustainability Appraisal Objective	Reduce road traffic and congestion through reducing the need to travel by car/ lorry and improving sustainable travel choice
Targets	No Targets

Local Indicator L9: Eastleigh Borough Council Travel Plan objectives

- 4.6.1 Two key objectives of the EH (Eastleigh House) Travel Plan are to reduce the carbon footprint of staff commuting to Eastleigh House; and to reduce the carbon footprint of employees and Councillors travelling during the course of work. EH Travel Plan progress is monitored through the regular review of indicators. These include a staff travel survey²⁷ as well as other factors such as the number of bicycles and motorbikes parked in the EH bike shelter, and the usage of car club vehicles.

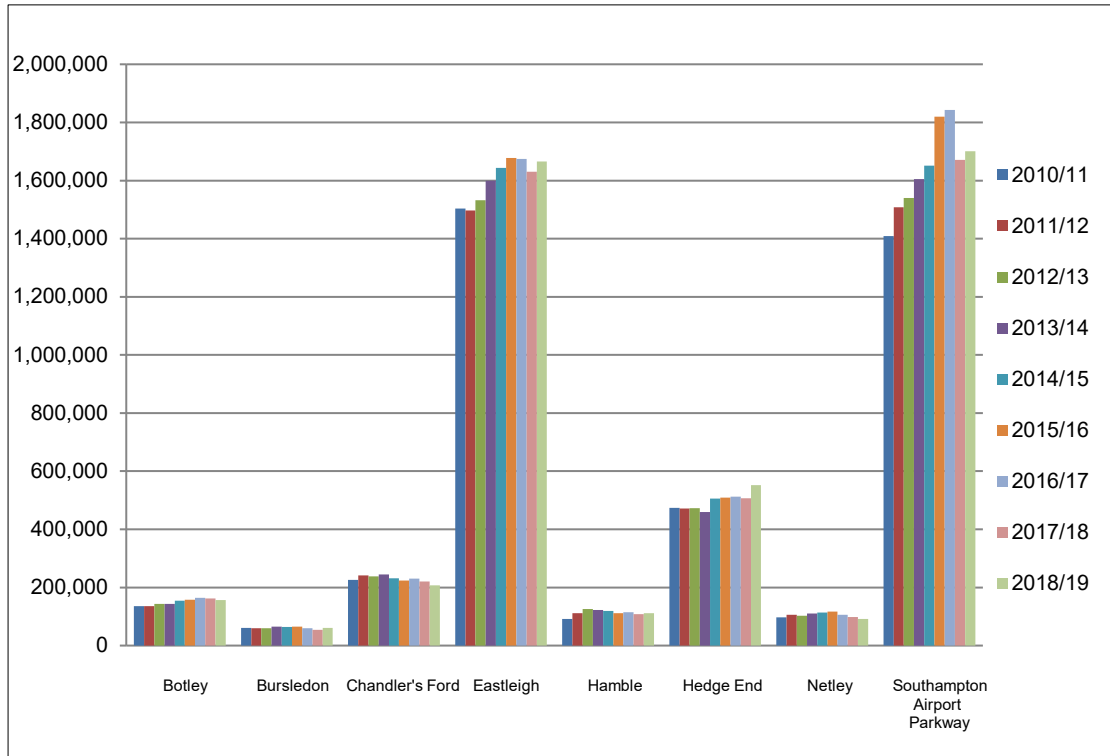
Local Indicator L10: Rail passenger numbers at stations within Eastleigh Borough

- 4.6.2 There has been a 1.4% increase in the estimates of station usage numbers in the last year across the stations located within the Borough. This can be attributed to an increase in passenger numbers at Bursledon, Eastleigh, Hamble, Hedge End and Southampton Airport Parkway Stations. Out of these, only Hedge End Station recorded an all-time high in passenger usage. The Botley, Chandler's Ford and Netley stations all recorded a year-on-year decrease in passenger usage from the previous 2017/18 recording period.
- 4.6.3 The slight increase in rail passenger numbers in 2018/19 reverses a previously recorded 5.4% year-by-year decrease in rail passenger numbers in 2017/18. **Figure 4.3** below provides further details of the year-by-year trends in passenger numbers for the Borough's eight²⁸ rail stations.

²⁷ The most recent staff travel survey was undertaken in 2019.

²⁸ Botley Rail Station is located just outside the Borough administrative boundary in Winchester district but primarily serves passengers arriving at and departing Botley village.

Figure 4.3: Estimates of Station Usage in Eastleigh Borough



Source: Office of Rail and Road, 2019

Local Indicator L11: Eastleigh Borough Council Car Club usage

4.6.4 The Council implemented a Car Club in Eastleigh town centre in January 2010. The Eastleigh Car Club is operated by Co-wheels and provides pool cars for Eastleigh Borough Council staff as well as access to vehicles for members of the public. The Car Club vehicles have been used by staff and members of the public for a total of 1,594 bookings, travelling a total of 31,263 miles between 1st April 2018 and 31st March 2019. The lower number of bookings in 2016/17 is likely to be partly attributed to the repeated bookings made by certain individuals. Further information on Car Club vehicle bookings and total mileage travelled is shown in **Table 4.13** below.

Table 4.13: Car Club bookings and miles travelled (staff and members of the public)

	2015/16	2016/17	2017/18	2018/19
Number of bookings*	1,744	933	1,635	1,594
All mileage	37,074	42,180	42,395	31,263

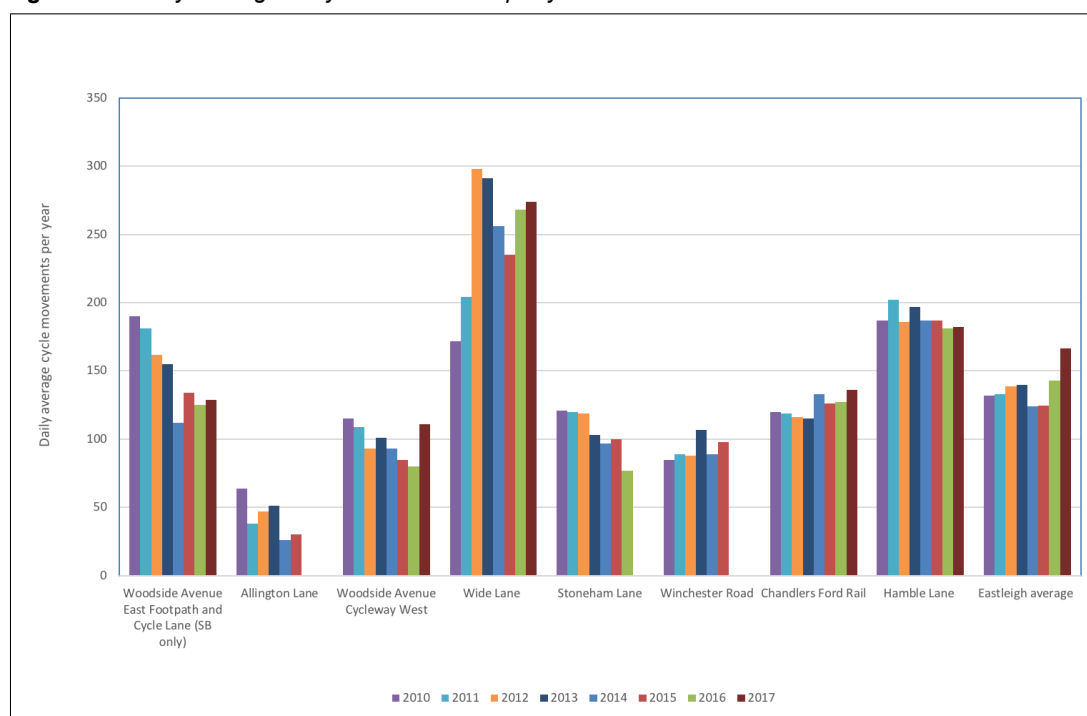
Source: Eastleigh Borough Council (2019)

* Please note that the total number of bookings also includes missed bookings

Local Indicator L12: Number of cycle movements

4.6.5 **Figure 4.4** shows the latest available data for daily average of cycle movements per year at cycle paths in Eastleigh Borough. The average movements for Eastleigh are also presented in **Figure 4.4** and show that in 2017 there was an average of 166 cycle movements, this showed a 16% increase in daily movements compared to 2016 which recorded an average of 143 cycle movements in Eastleigh.

Figure 4.4: Daily average of cycle movements per year



Source: Hampshire County Council, 2017

Local Indicator L13: Road safety

- 4.6.6 Road casualty statistics are available on the Hampshire County Council website²⁹. This comprises data by district for child casualties (pedestrians, vehicle occupants and pedal cyclists), older persons casualties (pedestrians, vehicle occupants, pedal cyclists and driver), pedestrian casualties (broken down by age group), car driver casualties (including young drivers), powered two wheeler casualties (mopeds and motorcycles under 125cc and motorcycles over 125cc) and pedal cycle casualties (children and 16 and over). Overall, road casualties across Hampshire show a downward trend over the last 7 years.
- 4.6.7 The highest number of powered two wheel casualties out of all Hampshire districts (35 for mopeds and motorcycles under 125cc and 27 for motorcycles over 125cc) were recorded in Eastleigh Borough in 2017. Furthermore, the second highest number of young driver casualties (51) and the second highest number of pedestrian casualties (32) out of all Hampshire districts (12 aged 0-15 (this being the highest out of all Hampshire districts for this age group), 11 aged 16-59 and 9 aged 60 plus) were recorded in Eastleigh Borough in 2017.

Local Indicator L14: Total passenger and total aircraft movements at Southampton Airport

- 4.6.8 In 2018, Southampton Airport served a total of 1.99 million passengers compared with 2.07 million passengers in 2017 and 1.96 million passengers in 2016 travelling to over 30 destinations within the UK and Europe. This demonstrates the continued growth in passenger numbers using the airport.

²⁹ <https://www.hants.gov.uk/transport/roadsafety/casualtystats>

Implications for the Local Plan:

- 4.6.9 It is clear that residents and visitors use a wide range of transport modes to move to/from and around the Borough. Rail passenger numbers have started to increase again at most of the Borough's railway stations following the end of the Southern Rail strikes. The need for developments to be accessible by sustainable forms of transport is supported by policies which are proposed within the submitted Local Plan (2016-2036).
- 4.6.10 The future growth of Southampton Airport is proposed to be supported by policies contained within the submitted Local Plan (2016-2036) provided that there is sufficient capacity in the local transport network to absorb the impacts of any new development and that it does not have unacceptable environmental impacts (e.g. noise / countryside character).

4.7 **Town, District and Local Centres**

Adopted Local Plan (2001-2011) Policy Objectives	<ul style="list-style-type: none"> • Sustain and enhance the viability and vitality of the Borough's town, district, and local centres. • Reduce the need to travel, especially by car • Maintain an efficient, competitive, and innovative retail sector, by focusing new development first on town and local centres
Saved Policies of the Adopted Local Plan (2001-2011)	125.TC, 127.TC, 128.TC, 129.TC, 132.TC, 133.TC, 134.TC, 136.TC, 137.TC, 138.TC, 139.TC, 140.TC, 141.TC
Sustainability Appraisal Objective	Develop a dynamic and diverse economy
Targets	<ul style="list-style-type: none"> • Increase floorspace for main town centre uses in all defined centres • Increase footfall in Eastleigh town centre • Maintain the focus on retailing as the main town centre use in town, district and local centres

4.7.1 A test of policy for main town centre uses is its impact on the vitality and viability of a shopping centre. This can be reviewed by monitoring a variety of indicators such as the diversity of land uses, vacancy levels, customer perceptions, pedestrian flows (footfall), accessibility, retailer representation, commercial rents and yields, crime, and environmental quality. Information on the diversity of uses, vacancies and pedestrian flows (footfall) is monitored annually by the Council, whilst projects and developments to improve the town centre environment are on-going and updates can be reported on an annual basis.

4.7.2 The overall success of the Local Plan Review (2001-2011) cannot be determined through an annual report of updated information, but only through a more extended review of performance against the wider variety of indicators. Nevertheless, some information and commentary is provided for the site specific policies and targets below.

Core Indicator CBD4: Floorspace Completed for 'Town Centre' Uses

4.7.3 National and local planning policies seek to concentrate the development of new town centre uses within existing town centres. The main town centre uses as defined in the NPPF are summarised below:

- Retail (including warehouse clubs and factory outlet stores).
- Leisure, entertainment facilities, and more intensive sport and recreation uses (cinemas, restaurants, drive-through restaurants, bars and pubs, night clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls).
- Offices (both commercial and those of public bodies).
- Arts, culture and tourism (including theatres, museums, galleries and concert halls, hotels, and conference facilities).

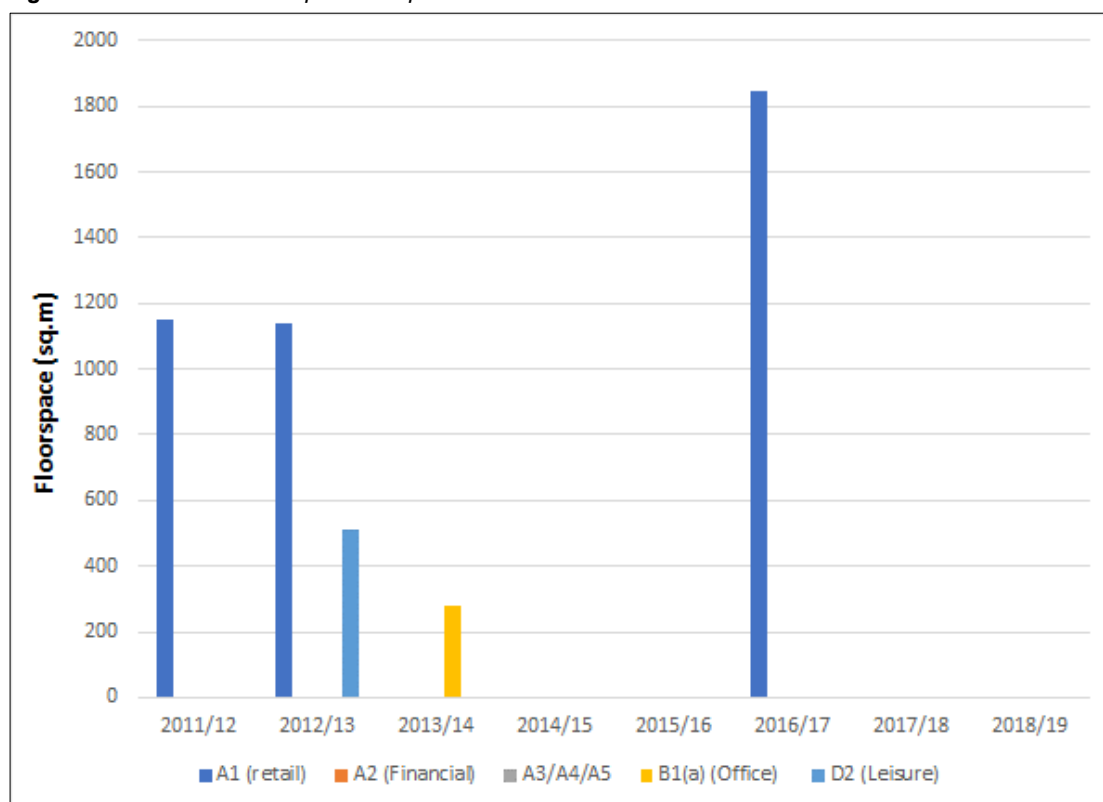
4.7.4 **Figure 4.5** shows the amount of floorspace that has been developed for these uses within the defined town and district centres of the Borough since 2011. **Figure 4.5** shows that development for retail uses has largely taken place within the defined centres up until the 2013/14 monitoring period. Subsequent to this there has been no increase in floorspace within defined centres with the exception being the 2016/17 monitoring period when there was an increase in floorspace as a result of a new retail unit at the Swan Shopping Centre, Eastleigh. It is also worth noting the completion of the new M&S Foodhall on the edge of Eastleigh Town

Centre on land at Coles Close (1,489sq.m.) during the 2017/18 monitoring period.

4.7.5 Whilst the absence of retail completions in the defined town and district centres particularly over the last few monitoring years raises some concern over their future vitality and viability, this should also be seen within the wider context of the other indicators used to monitor the health of these centres.

4.7.6 **Figure 4.6** shows the amount of floorspace that has been developed outside of the defined town and district centres of the Borough since 2011. The Council will continue to monitor the trend for permitting main town centre uses in out-of-centre locations in future monitoring years. Future applications for out-of-centre retail related development will be required to be in accordance with the revised NPPF (February 2019) and the policies of the submitted Local Plan (2016-2036) once adopted.

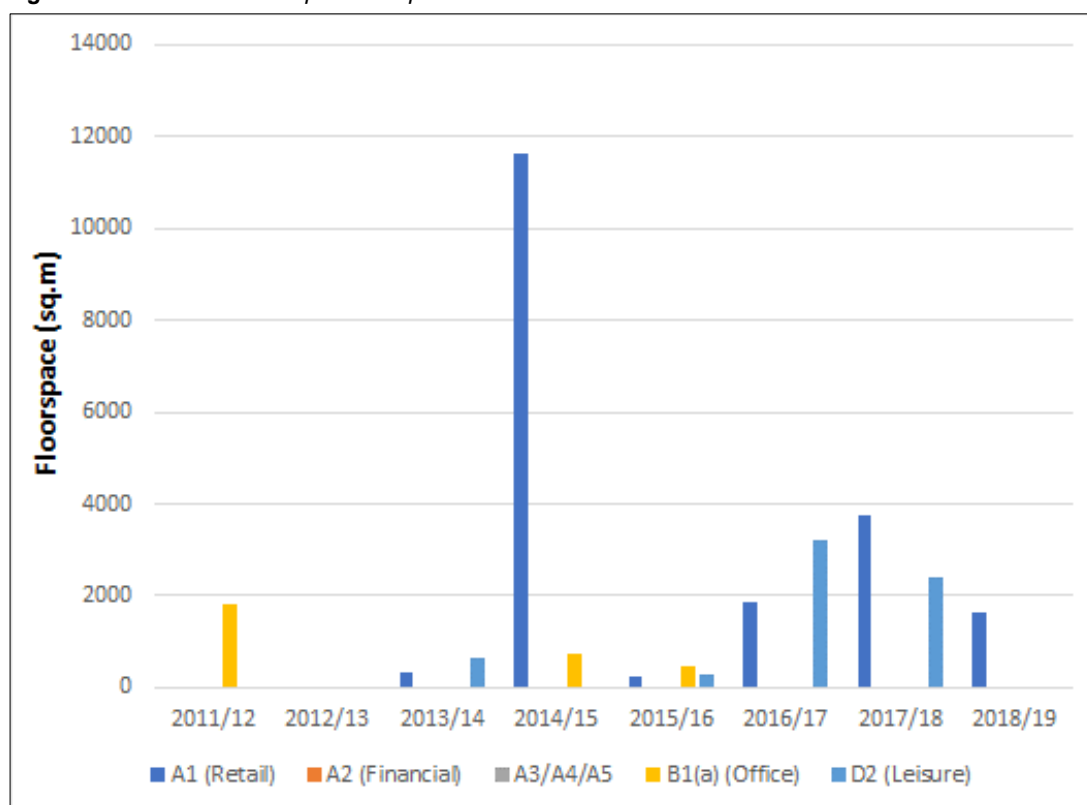
Figure 4.5: Additional floorspace completed within defined centres



Source: Hampshire County Council land monitoring

* No floorspace has been completed in the A2 (Financial) and A3/A4/A5 uses classes between 2011/12 and 2018/19

Figure 4.6: Additional floorspace completed outside defined centres



Source: Hampshire County Council land monitoring

* No floorspace has been completed in the A2 (Financial) and A3/A4/A5 uses classes between 2011/12 and 2018/19

Local Indicator L15: Vacancies in town and district centres

4.7.7 A high concentration of vacant properties within a retail centre can detract from its vitality and viability by reducing the centre’s attractiveness for shoppers. This is because when many of the shop units are not in active use, there is less reason for visiting the centre, as there will often be a smaller number of retail and leisure attractions. A decrease in vacancies indicates an increase in town centre uses (except where this is a result of redevelopment for other uses such as housing) and can have positive benefits upon vitality and viability. **Table 4.15** shows the percentage of shop frontages within the town and district centres that were vacant in each year since 2011.

4.7.8 Overall, the extent of vacant frontages has decreased in Eastleigh Town Centre (primary and secondary zones) and within Hedge End Village Centre (secondary zone) whereby it is particularly notable with the latter that the overall proportion of vacant frontage dropped from 17% in 2017 to 1% in 2018. Whilst vacant frontages have increased in Eastleigh Town Centre (core shopping zone) and the Fryern Centre (primary zone), these centres are considered to be healthy when the overall proportion of vacant frontage is taken into account. It is also worth noting that vacancies across the town and district centres shown in **Table 4.14** with the exception of the Fryern Centre (secondary zone) are below the national average rate which is around 11%³⁰.

³⁰ As published in a Parliament research briefing paper

Table 4.14: Proportion of vacant property frontages in the town and district centres, 2012-2018

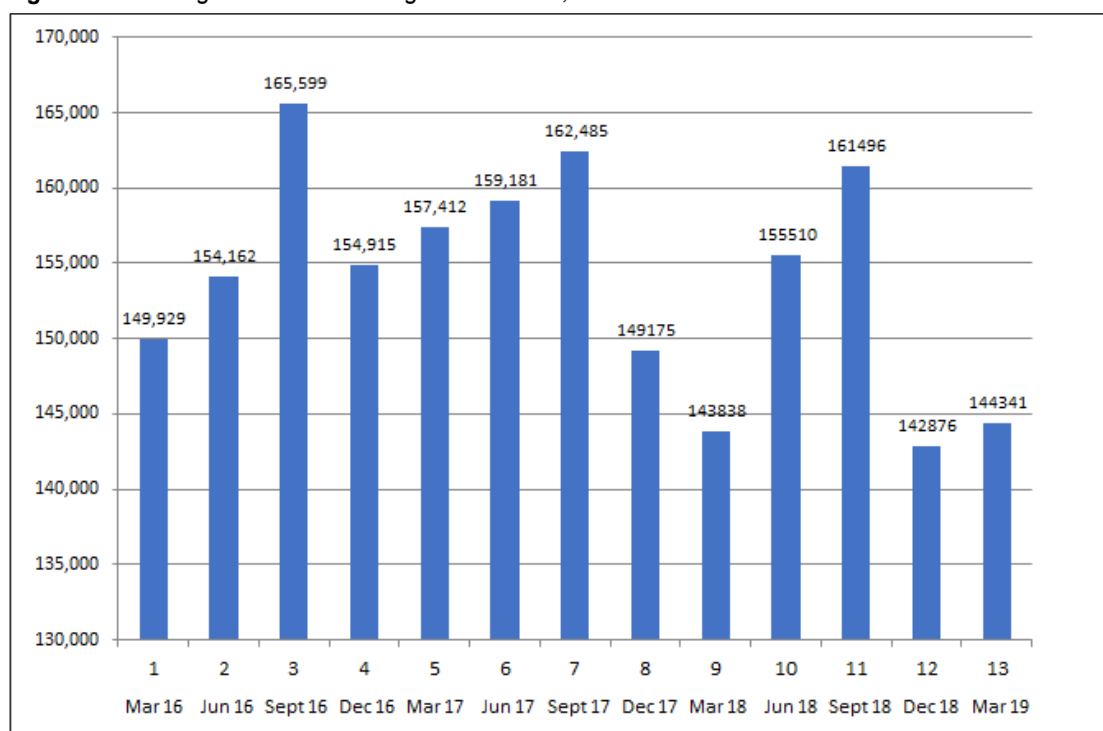
Name of Centre and Zone	Vacant frontages (%)							Summary of change 2017-2018
	2012	2013	2014	2015	2016	2017	2018	
Eastleigh Town Centre - core shopping zone	8%	4%	9%	15%	12%	3%	6%	Increase
Eastleigh Town Centre - primary zone	11%	11%	5%	5%	2%	4%	2%	Decrease
Eastleigh Town Centre - secondary zone	11%	14%	10%	8%	8%	8%	3%	Decrease
Hedge End Village Centre - primary zone	0%	0%	0%	4%	14%	10%	10%	No change
Hedge End Village Centre - secondary zone	0%	0%	0%	0%	0%	17%	1%	Decrease
Fryern Centre - primary zone	1%	8%	6%	4%	1%	0%	1%	Increase
Fryern Centre - secondary zone	12%	11%	13%	0%	12%	13%	13%	No change

Source: Eastleigh Borough Council, Town Centres, Local Centres & Shopping Parades -Details of Occupancy Background Papers December 2018

Local Indicator L16: Pedestrian footfall in Eastleigh town centre

- 4.7.9 The Eastleigh Business Improvement District (BID) gives businesses and organisations in Eastleigh Town Centre more control over their future and it is expected to enhance the trading environment. The BID monitors the flow of footfall in two locations (Wells Place and Market Place). **Figure 4.7** gives details of the average footfall across Eastleigh town centre for every quarter from March 2016 – March 2019.
- 4.7.10 **Figure 4.7** shows that footfall fell to its lowest level in December 2018 but increased slightly by March 2019. **Figure 4.7** generally shows that the recorded footfall is lower in December when compared to the other months shown. The slightly lower footfall in December could be due to the low levels of town centre activity which take place on Christmas Day, hence lowering the monthly average.

Figure 4.7: Average footfall in Eastleigh town centre, 2016-2019



Source: Eastleigh Business Improvement District, November 2019

Implications for the Local Plan:

- 4.7.11 The use of shop frontages within the defined centres; the development of town centre uses; the extent of vacant properties; and the number of visitors are all indicators of vitality and viability within the Borough's shopping centres. The data for 2018 shows a mixed picture with regards to the increase and decrease in vacant frontages in the town centre and district centres compared with 2017 data. However, the overall level of vacant frontages is in general considered to be low when compared to the national average.
- 4.7.12 There has been a general trend for footfall to decrease over the last few years with particularly low footfall counts recorded in December 2018 and March 2019. Footfall is also lower for the recorded months in 2018 when compared to the equivalent months in 2017, and in December 2017 when compared with December 2016. The exception to this trend is a slightly higher recorded level of footfall in March 2019 compared with March 2018 (+0.35%). It should also be pointed out that the recorded year-on-year decreases are small (between 0% - 5%) with the exception of March 2018 when compared with March 2017 (-8.6%). Future AMR's will continue to monitor the average footfall in Eastleigh Town Centre.
- 4.7.13 There were no main town centre uses completed in the Borough's defined centres in the 2017/18 and 2018/19 monitoring periods. Conversely, there have been completions in main town centre uses outside the defined centres over this timeframe. Whilst this is a cause for concern, there are some notable caveats to this whereby the Places Leisure Eastleigh centre was completed on Passfield Avenue (this replaced the old Fleming Park Leisure Centre) and with the M&S Foodhall opening on Coles Close, adjacent to Eastleigh town centre. A clubhouse with ancillary facilities was

also completed as part of the new Hampshire FA Stoneham Lane Football Complex.

- 4.7.14 A number of projects to enhance the environment and attractiveness of Eastleigh town centre as included in the 'Eastleigh Town Centre Vision' have also been completed, such as the Eastleigh Railway Station Forecourt Improvements completed in May 2015. The Council will continue to take a proactive approach on the regeneration of its centres and these will be reported on as appropriate over future monitoring years.
- 4.7.15 Furthermore, Eastleigh Borough Council published an update of the Retail & Leisure Needs Assessment in 2017, which provides a quantitative and qualitative assessment of the future need for retail and commercial leisure floorspace in the Borough and is a key aspect of the supporting evidence base for the submitted Local Plan (2016-2036). The RLNA concludes that the majority of the forecasted need for additional capacity for new retail floorspace and leisure is evident towards the end of the plan period (between 2032 and 2036) and this forecasted capacity over the long term should be directed to Eastleigh Town Centre and the Borough's District Centres first, in accordance with both the NPPF and emerging local plan policy objectives.
- 4.7.16 In order to adapt to a rapidly changing retail environment with online shopping continuing to increase and to ensure that the Borough's town and district centres remain attractive destinations, the Council is proposing greater flexibility with its retail policies in the submitted Local Plan (2016-2036).

4.8 **Open Space, Sport and Recreation**

Adopted Local Plan (2001-2011) Policy Objectives	<ul style="list-style-type: none"> To ensure the adequate provision of high quality, and accessible public open space, sports and recreation facilities. To protect and improve existing public open space and recreational facilities. To establish a green network of public open space. To allow only for less intensive recreational activities, or to discourage public access, in sensitive areas. To improve cycle and pedestrian links to appropriate categories of public open space
Saved Policies of the Adopted Local Plan (2001-2011)	147.OS - 149.OS
Sustainability Appraisal Objectives	<ul style="list-style-type: none"> Enhance the Borough's multifunctional green infrastructure networks. Safeguard and improve community health, safety and well-being.
Targets	Overall quantitative standard of 3.1 hectares per 1,000 population (Planning for Open Space, Sport and Recreation Study 2014)

Local Indicator L17: Planning applications determined for public open space, sport & recreation facilities

- 4.8.1 The NPPF defines open space as being of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
- 4.8.2 The most significant new public open space being developed over the 2018/19 monitoring period constitutes a new country park approximately 10.5 hectares in size named as Windhover Meadows. This was approved in the 2017/18 monitoring period as part of an approved full planning application for 200 dwellings on land south of Bursledon Road.
- 4.8.3 A reserved matters planning application for 242 dwellings at Pembers Hill Farm, Mortimers Lane, Fair Oak which includes new open space provision was approved during the monitoring period.
- 4.8.4 Planning applications which propose new public open space submitted over the 2019/20 monitoring period include an outline planning application for 35 dwellings at land to the west of the Kings School, Allington Lane, Fair Oak, a reserved matters planning application for 143 dwellings at land north west of Winchester Road, Boorley Green (phase 2) and an outline planning application submitted for 375 no. dwellings at land north and east of Winchester Street, Botley.

Local Indicator L18: Open spaces managed to Green Flag Award standard

- 4.8.5 The most recent Green Flag Award winners were announced in July 2019. The Borough has a total of five open spaces managed to a green flag standard. This includes:
- Itchen Valley Country Park (managed by Eastleigh Borough Council)
 - Botley High Street Recreation Ground
 - River Hamble Country Park
 - Albert Road Cemetery & War Memorial Garden, Hedge End

- Royal Victoria Country Park

4.8.6 Further details of Green Flag Award winners can be found at www.greenflagaward.org.uk

Implications for the Local Plan:

- 4.8.7 The Eastleigh Borough Open Space Needs Assessment 2017 was published in February 2017. It provides an accurate baseline of the existing open space resource in Eastleigh Borough with an aim to provide a sound and robust evidence base of needs and deficiencies in open space in order to inform policies within the submitted Local Plan (2016-2036). A Playing Pitch Strategy for the Borough has also been prepared and was published in March 2017.
- 4.8.8 The Eastleigh Borough Open Space Needs Assessment 2017 concludes that the current provision of open space in Eastleigh Borough generally meets or exceeds national standards. However some deficiencies are identified in parts of the Borough and a range of delivery mechanisms are recommended, including developer contributions, partnership approaches and innovative funding mechanisms.

4.9 Community Infrastructure

Adopted Local Plan (2001-2011) Policy Objectives	Whilst there are no explicit objectives set out in the Local Plan Review (2001-2011) for community infrastructure, the general intention of policies is to provide accessible local services and facilities, and to ensure that the provision of community infrastructure keeps pace with need.
Saved Policies of the Adopted Local Plan (2001-2011)	185.IN - 191.IN
Sustainability Appraisal Objective	Safeguard and improve community health, safety and wellbeing.
Targets	None

Local Indicator L19: Number on school rolls compared with capacity

4.9.1 **Table 4.15** shows the net capacity of the primary and secondary schools within the Borough. This is shown in terms of the number of Year R pupils on roll for primary schools and number of Year 7 pupils on roll for secondary schools compared to available capacity which is illustrated as a percentage surplus. Data for this is provided for both 2018 and 2023 with regards to forecasting the need for school places in Hampshire over the next five years. The data shows there is an overall deficiency in primary and secondary school places in 2018 in terms of available capacity with a general surplus in this provision for both primary and secondary schools and by 2023. The exceptions to this by 2023 are a forecast shortfall of primary school places in Fair Oak (-15%) and a shortage of secondary school places in Eastleigh town (-6%).

Table 4.15: Forecast Capacity in Primary and Secondary Schools

Eastleigh Primary Schools							
Primary Planning Area	Number of Infant/ Primary Schools	Year R: Total PAN Oct 2018	Year R: Number on Roll Oct 2018	Year R: % surplus places Oct 2018	Year R: Proposed PANs Oct 2023	Year R: Forecast No. on Roll Oct 2023	Year R: Forecast % surplus Oct 2023
Eastleigh Town	6	354	362	-2%	399	328	18%
Chandler's Ford	11	420	418	0%	420	363	13%
Fair Oak	6	241	272	-13%	271	313	-15%
Hedge End / West End	8	465	465	0%	555	529	5%
Hamble	5	225	228	-1%	240	218	9%
Eastleigh Secondary Schools							
Secondary Planning Area	Number of Secondary Schools	Year 7: Total PAN Oct 2018	Year 7: Number on roll Oct 2018	Year 7: % surplus places Oct 2018	Year 7: Proposed PANs Oct 2023	Year 7: Forecast No. on Roll Oct 2023	Year 7: Forecast % surplus Oct 2023
Eastleigh Town	1	286	229	20%	240	254	-6%
Chandlers Ford	2	500	493	1%	500	492	2%
Southern Parishes	2	642	671	-5%	762	743	2%
Hamble	1	203	272	-34%	203	199	2%

Source: Hampshire County School Places Plan 2019-2023

4.9.2 The planned new housing for the period up to 2036 is likely to increase the pressure for school places within the Borough. During the 2018/19 monitoring period, a hybrid outline planning application for the proposed development of a residential and education led site with access off Woodhouse Lane for up to 605 dwellings along with mixed uses to include a 7 form entry primary school with the potential to expand to a 9 form entry was granted a resolution to permit in January 2019. A new 1.5 form-entry primary school, consisting of a two-storey building and associated facilities

at the North Stoneham Park development was also approved by Hampshire County Council in December 2018.

- 4.9.3 A new extension to the existing swimming pool building and replacement roof was also approved in March 2019 at Wildern Leisure Centre which forms part of the Wildern School Trust that serves both the school and local community. An entrance canopy on the west elevation of the Pre-School at Hedge End Village Hall was also permitted in June 2018. Both of these granted permissions provide examples of improved education related infrastructure.
- 4.9.4 New primary schools and extensions to existing schools granted permission over previous monitoring periods are also being progressed. For example, Boorley Park Primary School is planning to open to Year R pupils in September 2019. Further information on planned primary and secondary school provision across the Borough is also available in Eastleigh Borough Council's Infrastructure Delivery Plan (IDP)³¹.

Implications for the Local Plan:

- 4.9.5 The saved policies of the Local Plan Review (2001-2011) have been effective at protecting existing community facilities and providing new ones, including with regards to education facilities. Hampshire County Council as the Local Education Authority (LEA) makes provision for this in its School Places Plan which looks forward at the capacity of existing schools and need for new ones to meet the needs of the changing and expanding school roll. HCC's requirements take on board planned new development in the Borough and the school place needs identified in the School Places Plan³² have been captured in the submitted Local Plan (2016-2036).
- 4.9.6 Monitoring indicates that the increasing population of the Borough is likely to increase the pressure on local primary and secondary school provision in some parts of the Borough. In order to meet the associated land-use requirements, the submitted Local Plan (2016-2036) both identifies and includes proposals to meet the need for new schools and for enhancements to existing facilities. The delivery of new education facilities will be monitored against demand in future AMRs.
- 4.9.7 In addition, other requirements (e.g. for new health facilities), cemeteries and allotments) will need to be met. All the requirements relating to community infrastructure are identified within Eastleigh Borough Council's Infrastructure Delivery Plan (IDP). This provides a database of projects that can be monitored over time. Future AMRs will consider progress towards the delivery of key community infrastructure projects.

³¹ The Infrastructure Delivery Plan (October 2018) is the latest version published by Eastleigh Borough Council: <https://www.eastleigh.gov.uk/media/4122/del-002-infrastructure-delivery-plan-update-oct-2018.pdf>

³² The Hampshire School Places Plan is updated annually by Hampshire County Council: <https://www.hants.gov.uk/educationandlearning/schoolplacesplan>

5 CONCLUSIONS AND RECOMMENDATIONS

5.1 ***Performance against the Local Development Scheme (LDS)***

- 5.1.1 Work has continued on progressing a Local Plan for Eastleigh Borough covering the period 2016-2036 over the course of the 2018/19 monitoring period. This was submitted to the Secretary of State on 31st October 2018 in accordance with the LDS 2017 milestone for the Local Plan to be submitted in October 2018. Subsequently, the timescales following the submission of the Local Plan have been led by an independent Planning Inspector. Further details are provided in Section 3 'Planning Policy and Implementation'.
- 5.1.2 A substantial amount of time and resources has and will continue to be required to ensure the evidence base supporting the submitted Eastleigh Borough Local Plan (2016-2036) is robust and up-to-date. This will help to ensure the most sustainable locations for delivering new strategic development are justified.
- 5.1.3 A number of background studies and technical supporting documents have been published as supporting evidence and information to inform the development of the submitted Eastleigh Borough Local Plan (2016-2036). Some of these documents such as the Housing Trajectory, Employment Trajectory and Infrastructure Delivery Plan (IDP) have been updated in the lead up to the Local Plan examination.
- 5.1.4 Technical studies have in some cases, been undertaken jointly with neighbouring authorities in addition to work which has been commissioned through continued close working alongside the Partnership for Urban South Hampshire. This demonstrates the Council's positive approach to complying with the 'duty to cooperate'.

5.2 ***Performance of the saved policies of the Adopted Local Plan (2001-2011)***

- 5.2.1 Within this AMR, the saved policies of the adopted Local Plan (2001-2011) have been monitored against a series of indicators, which have been separated into 'core' and 'local' indicators. The Core Indicators in this document are those which used to be specified by the Department for Communities and Local Government for monitoring purposes, whereas the Local Indicators are those that have been defined by Eastleigh Borough Council.
- 5.2.2 The main achievements of the saved policies of the adopted Local Plan (2001-2011) are highlighted at the beginning of this report in the Executive Summary. The Executive Summary also highlights a number of economic, environmental and social conclusions or trends for the Borough, arising from the monitoring of contextual indicators. As the name suggests, these provide a context for the future direction of planning within the Borough.

- 5.2.3 Due to time and resource constraints and/or the lack of relevant information, it has not been possible to monitor the existing policies and recent planning decisions using all of the local and contextual indicators.
- 5.2.4 Please note that the structure and content of the AMR will be fully reviewed and updated once the emerging Local Plan (2016-2036) is adopted.

Appendix 1: Calculation of the Five Year Housing Land Supply Position³³

Table 1 presents Eastleigh Borough Council's Five Year Housing Land Supply Position based on the 'Sedgefield' Approach with the 20% buffer applied to the housing requirement and shortfall.

Table 1: Five Year Housing Land Supply Position (1st January 2018 – 31st December 2022)

	Housing Requirement 1st January 2018 -31st December 2022	Dwgs.
a	Objectively Assessed Housing Need: Dwellings per annum, 2011-36	630
b	Total Objectively Assessed Need for 1st January 2018 – 31st December 2022	3,150
Shortfall in housing provision 1st April 2011 – 31st December 2017		
c	Dwellings required between 1 st April 2011 – 31st December 2017	4,253
d	New dwellings completed, 1 st April 2011 – 31st December 2017	2,797
e	Shortfall during period 1 st April 2011 – 31st December 2017	1,456
f	20% Buffer for persistent under-delivery (b + e)*20	921
g	Total housing requirement for period between 1st January 2018 – 31st December 2022 (b + e + f)	5,527
h	Annual requirement over the period 1st January 2018 – 31st December 2022 (g / 5)	1,105
Housing supply 1st January 2018 – 31st December 2022		
i	Net outstanding planning permissions for small sites (1-9 units) expected to be built by 31st December 2022 (discounted by 4% for lapses)	224
j	Net outstanding planning permissions for large sites (10 or more units) expected to be built by 31st December 2022	4,676
k	Sites with a Resolution to Grant Planning Permission that are expected to be built by 31st December 2022	588
l	Sites in Planning under Negotiation expected to be built by 31st December 2022	440
m	Windfall allowance Years 3 - 5 (incl. 10% discount) (58 dwellings x 3 years)	174
n	Expected supply for the period between 1st January 2018 – 31st December 2022 (i+j+k+l+m)	6,103
o	Housing Land Supply Position over period 1st January 2018 – 31st December 2022 (n-g)	577
p	Supply in Years (n / h)	5.52

³³ Extract taken from the Eastleigh Borough Council Five Year Housing Land Supply Position Statement March 2018 (Prepared by GL Hearn Ltd)