

4.23 The Council’s strategy also takes account of the results and conclusions from the Eastleigh Retail and Leisure Needs Assessment (Carter Jonas 2017). The Borough has substantial out-of-town retail floorspace at Hedge End, and other out-of-town retail facilities including the Channon Retail Park at Eastleigh, the Chestnut Avenue retail park at Chandler’s Ford and large supermarkets at Chandler’s Ford and Bursledon. The Council will therefore seek to limit these forms of development outside the identified centres in line with national policy.

Employment and housing

4.24 The Council is aware of the need to balance the supply of new jobs and the growth in the economically active population likely to arise from the new residential development proposed in the Local Plan. Overall the Council believes that the provisions made for employment development in the form of new site allocations and policies enabling the development of new enterprises within the urban edge (including non-industrial employment) will provide sufficient employment opportunities to meet the needs of the new economically active population’.

Countryside, settlement gaps and the coast

Relevant issues and objectives

Issues (Chapter 2): G1, G2, G3
 Objectives (Chapter 3): ii, iv, vii

Related local and national strategies/policies (see Appendix B)

Source	Reference/title
Eastleigh Borough Council	Biodiversity Action Plan 2012 - 2022
PfSH	Green Infrastructure Strategy Framework for Gaps
North Solent Shoreline Management Plan Client Steering Group	North Solent Shoreline Management Plan (see policy Units 5C04 - 5C10).
Hampshire County Council	Hamble River Harbour Authority Strategic Vision, Strategic Plan and Management Plan Hampshire Integrated Character Assessment ¹⁴ 2011 Countryside Access Plan for Hampshire
Marine Management Organisation	Draft South Marine Plan ¹⁵
NPPF	Paragraphs 17, 109 - 114

¹⁴ <https://www.hants.gov.uk/landplanningandenvironment/environment/landscape/integratedcharacterassessment>

¹⁵ <https://www.gov.uk/government/collections/south-marine-plans>

Countryside and Settlement gaps

- 4.25 The issues set out in Chapter 2 suggest that the Borough's countryside is under pressure from development and non-agricultural uses, with some areas in need of improved management, in particular those adjoining the urban edges of settlements. Quite a large proportion of the Borough's countryside is in use for recreational horse-grazing, with related development pressures for stabling and other built facilities.

Strategic policy S5, New development in the countryside

1. Planning permission will be granted for new development in the countryside provided it is related to:

- a. the provision of employment through agricultural development (policy DM17), the extension and replacement of existing employment uses (policy DM18) and the re-use of existing buildings (policy DM19);
- b. residential extensions and replacement buildings (policies DM18 and 26), limited residential conversions (policy DM19), rural workers' dwellings (policy DM27) and accommodation for Gypsies, Travellers and Travelling Showpeople (policy DM31);
- c. community, tourist, or visitor uses through the re-use of buildings including facilities for the interpretation of heritage assets (policies DM12);
- d. outdoor recreation and open space (policies DM32 and DM33);
- e. allotments and community farms (policy DM32);
- f. cemeteries (policy DM37); and
- g. essential public utilities (policy DM9).

2. In permitting new development in the countryside the Borough Council will seek to:

- a. avoid adverse impacts on the rural, woodland, riparian or coastal character, the intrinsic character of the landscape including the avoidance of adverse landscape impacts on areas adjoining national parks and their settings, the significance of heritage assets and on the biodiversity of the area;
- b. secure long-term beneficial management practices that will enhance the landscape and biodiversity of the countryside and coast;
- c. avoid sterilisation of mineral resources, in accordance with the Hampshire Minerals and Waste Plan;
- d. safeguard the best and most versatile agricultural land unless the benefit of the development clearly outweighs the loss; and
- e. protect soils during construction wherever possible in line with the 'Defra code of practice for the sustainable use of soils on construction sites'.

[Note: DM (development management) policies are in Chapter 5.]

- 4.26 The Borough's countryside (as defined in the glossary) is an important and diminishing resource. It is valued for many reasons, including agriculture and community food production, its landscape qualities and biodiversity value. Habitats of value include the special characteristics of the valleys of the rivers Itchen and Hamble and the networks of ancient woodlands, streams and wetlands throughout the Borough. The countryside is also important for the setting it provides for towns and villages, and the opportunities it provides for recreation.

The Council is keen to protect and enhance the countryside within the Borough and maximise its opportunities for people and wildlife, from the urbanising impacts of development.

- 4.27 However, there are particular needs arising from rural activities and the rural communities require housing and services, the strategy allows for limited development to ensure these needs are met. In permitting such developments, the Council will seek to promote the beneficial management of the countryside. This will include encouragement of proposals that enhance the woodlands in the Forest of Bere¹⁶ area and recreational links to and within this area.
- 4.28 Parts of the countryside are underlain with mineral deposits. As the minerals planning authority for this Borough Hampshire County Council seeks to avoid the sterilisation of such resources by permanent non minerals development. Areas safeguarded because they contain important minerals are identified by the County Council in the Hampshire Minerals and Waste Plan (2013), and they are also shown on the Local Plan policies map. The Hampshire Minerals and Waste Plan identifies the former Hamble Airfield as an area for the extraction of sand and gravel.
- 4.29 The countryside within Eastleigh Borough is not regarded as being a rural area for the purposes of applying the provisions of the NPPF in relation to supporting a prosperous rural economy. Much of it has the characteristics of urban-fringe where careful management is required to avoid urbanisation and the coalescence of settlements, and the Local Plan's policies are framed accordingly.
- 4.30 Policies S5 and S6 restrict development in the countryside principally in order to maintain its rural character and to limit urbanisation. In accordance with the Hampshire Minerals and Waste Plan it also seeks to limit the sterilisation of mineral resources by new development.
- 4.31 Residential development includes houseboats, of which a number exist on the River Hamble estuary - any proposals to moor additional houseboats along the coast will be treated in the same way as proposals for new residential development in the countryside.
- 4.32 Please note that a number of sites in the countryside are covered by special policies in the Local Plan including policies for recreation facilities at the Ageas Bowl (policy WE4), the employment and Travelling Showpeople site at Netley Firs (policy HE5) and boatyards (policy DM20).

Strategic policy S6, Protection of settlement gaps

1. Development within a Settlement Gap as set out in the policies map will be permitted provided that:

- a. it would not undermine the physical extent and/or visual separation of settlements; and**
- b. it would not have an urbanising effect detrimental to:**
 - i. The character of the countryside; or**
 - ii. The separate identity of the adjoining settlements.**

Settlement gaps are defined between:

¹⁶ <https://www.gov.uk/government/collections/south-marine-plans>

Chapter 5: Development Management Policies

5.1 The policies for managing development are grouped under the general headings of the Borough's corporate priorities as set out in Chapter 2.

5.2 In shaping these policies, the Borough Council has had regard to:

- the issues to be addressed through this Local Plan, as set out in Chapter 2;
- the vision and objectives of this Local Plan, as set out in Chapter 3;
- the strategic policies of this plan as set out in Chapter 4;
- other policies and strategies pursued by Eastleigh Borough Council;
- the strategies of the Partnership for South Hampshire and Solent Transport;
- relevant strategies of Hampshire County Council;
- relevant strategies of the utilities providers, e.g. Southern Water;
- relevant strategies of the Environment Agency;
- the National Planning Policy Framework (NPPF).

References to these are included at the beginning of each section of the policies.

A green Borough

General criteria for new development

Relevant issues and objectives

Issues (Chapter 2): G3, G4, G6, G8, G10, C5, C6

Objectives (Chapter 3): ii-viii, x, xi, xiii

Related local and national strategies/policies (see Appendix B)

Source	Reference/title
Eastleigh Borough Council's SPD and strategies	Supplementary Planning Documents ²⁷ : <ul style="list-style-type: none"> • Quality Places (2011) • Urban Character Area Appraisals (2005 & 2008) • Environmentally Sustainable Development (2009) • Planning guidance – shopfronts and signs (1996) Public Art Strategy 2015-2019 Equality and Diversity Strategy Accessible Homes Strategy 2008-2011
Eastleigh Borough Council and partners	The Community Safety Partnership Plan 2016-2017 (updated annually)
PfSH	Sustainability policy framework ²⁸ , and Quality Places initiative which includes a Quality Places Charter and a Cultural Strategy ²⁹
NPPF	Paragraphs 56-66

Policy DM1, General criteria for new development

1. All new development should (as relevant):

- a. **not have an unacceptable impact on, and where possible should enhance:**
 - i. **residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;**
 - ii. **biodiversity (avoiding significant adverse impacts); and**
 - iii. **the significance of heritage assets;**
- b. **make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;**
- c. **take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;**
- d. **not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable);**
- e. **include a landscape scheme covering the design and layout of external**

²⁷ <http://www.eastleigh.gov.uk/supplementaryplanningdocuments>

²⁸ <https://www.portsmouth.gov.uk/wp-content/uploads/2020/05/development-and-planning-developing-push-sustainability-policy-framework.pdf>

²⁹ <https://www.push.gov.uk/work/cultural-creative-industries-and-the-built-environment/outcomes/>

- space;**
- f. protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network;**
 - g. provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;**
 - h. incorporate provision for people with disabilities and create accessible communities that cater for all;**
 - i. incorporate design measures to inhibit criminal and anti-social behaviour;**
 - j. incorporate provision for on-site waste management; and**
 - k. include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy.**
- 5.3 Other policies of this Local Plan address the principles of sustainable construction and layout and impacts on local communities (DM2), internal space standards for residential development (DM32), pollution (DM8), and access and parking (DM13 and DM14).
- 5.4 The Borough Council is strongly committed to promoting good design in all new developments and to improving the quality of public spaces. As well as making sure that so far as possible new developments fit in with their surroundings, good design includes meeting the needs of occupiers and users of the spaces and buildings including those with disabilities, and must make provision for adequate living space (DM30). It also includes creating places where people feel safe, opportunities for anti-social and criminal behaviour are limited and there is access to green space to encourage play and exercise. Green infrastructure and other building design measures can also help to limit the heating effects that can arise through the concentration of buildings and vehicular activities in urban areas (known as the 'heat island effect') – such measures are referred to as 'urban cooling'. The Borough Council's Supplementary Planning Documents 'Quality Places'³⁰ and 'Character Area Appraisals'³¹ provides more detailed information on the principles of design and layout.
- 5.5 New development will be assessed to consider its impact on residential amenity. This covers the amenity of existing residents living at or near the development and also the amenity of new residents. Residential amenity covers a variety of issues including overlooking, loss of daylight, loss of outlook, noise, fumes and dust and the impact of floodlighting and security lighting. It includes the design of garden space and parking arrangements in addition to building design.
- 5.6 All major development proposals should be accompanied by a Planning Statement which should explain the basis for the design of the scheme, including how it accords with this Local Plan, the supplementary planning documents and other documents as referenced in these, and with the National Planning Policy Framework.
- 5.7 The Planning Statement should also explain and justify the removal of site assets such as landscape features and propose suitable mitigation for their loss. In the case of trees, a new Trees SPD will set out the detailed requirements for trees within development sites, which should be retained wherever possible. Where this is not possible, it will provide guidance on the suitable mitigation required. Where trees may be adversely affected by the proposed development, the Council will require the applicant to submit a tree survey in accordance with the methodology set out in BS5837:2012 'Trees in relation to design, demolition and construction – recommendations' and an Arboricultural Impact Assessment and method

³⁰<http://www.eastleigh.gov.uk/supplementaryplanningdocuments>

³¹<http://www.eastleigh.gov.uk/supplementaryplanningdocuments>

statement. The Council may make a Tree Preservation Order covering trees on the site to prevent the loss of trees during the planning process. Trees having a high arboricultural or landscape value should not be removed unless:

- the benefits of the development clearly outweigh the value of the tree;
- the loss of the tree is unavoidable; and
- suitable new trees can be planted to replace any tree removed.

5.8 All developments that will lead to the loss of any green space or habitat should be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP), informed by a Phase 1 Extended Habitat Survey and any other up to date species specific survey as agreed with the Local Planning Authority. The BMEP must include details of the biodiversity features affected as well as details of proposed mitigation and enhancement measures. Pre-application engagement with the Council and Natural England is encouraged.

5.9 Green infrastructure should be integrated into the design of new development as part of the overall design of the landscape and external environment, and the developer should submit a Green Infrastructure Checklist to demonstrate that a net overall increase will be achieved which can be attributed to the development scheme (strategic policy S9). Native planting should be used to form the structural landscape of new development schemes connecting with adjoining green infrastructure. Where public rights of way run through a development site, they should be retained within an attractive setting, and contributions sought to enhance the local public right of way network.

5.10 The Borough Council achieves very high rates of recycling of domestic refuse, and wishes to ensure that this success is continued. Developers should make provision for the storage of waste and recyclable materials as part of the design of external space in accordance with the Council's Quality Places SPD.

5.11 In addition, the Borough Council is pursuing measures relating to:

- Community safety, through working with other organisations and authorities on the Community Safety Partnership Plan³². This takes as its starting point the Crime and Disorder Act 1998, which requires local authorities to do all they can to prevent crime and disorder in their area.
- Provision for disabled people, through its Equality and Diversity Strategy³³ and Accessible Homes Strategy³⁴. Most provisions for disabled people are dealt with under the Building Regulations, which are separate from planning legislation. However, developers should be aware of these requirements throughout the design process.
- The provision of public art through its Public Art Strategy³⁵. This aims to support PfSH cultural initiatives by promoting the highest standards of design for new development with integrated public art which in turn provides opportunities for community engagement and creative industries to participate in the economic growth of the area.

The Council's strategies for these matters should be taken into account when preparing development proposals.

³² The Community Safety Partnership Plan is on Eastleigh Borough Council's website

³³ The Council's work on equality and diversity can be seen at: <https://www.eastleigh.gov.uk/council/general-public-information/council-strategies-and-policies/equality-and-diversity>

³⁴ <https://www.eastleigh.gov.uk/housing/our-housing-strategies-policies-and-plans>

³⁵ The Public Art Strategy can be viewed at: <https://www.eastleigh.gov.uk/parks-leisure-and-culture/arts-and-culture/public-art/eastleighs-public-art-policies>

Pollution

Relevant issues and objectives

Issues (Chapter 2): G9

Objectives (Chapter 3): i, v, vi, viii

Related local and national strategies/policies (see Appendix B)

Source	Reference/title
Eastleigh Borough Council	Eastleigh Air Quality Management Area M3 Air Quality Management Area Hamble Lane Air Quality Management Area Botley Air Quality Management Area
Environment Agency	South East River Basin Management Plan
NPPF	Paragraphs 120-125

- 5.42 The Borough is subject to various types of pollution, in particular air pollution from traffic, noise from major roads and the airport, and land contamination from industrial activity and the tipping of waste.

Policy DM8, Pollution

- 1. Development will not be permitted if it is likely to cause loss of amenity or impact on public health or other unacceptable environmental impacts through:**
 - a. air pollution (including odours or particulate emissions);
 - b. pollution of surface, underground, coastal waters or other watercourses;
 - c. noise or vibration;
 - d. light intrusion, both generally and with respect to the South Downs National Park's status as an International Dark Night Skies reserve; or
 - e. land contamination.
- 2. Development susceptible to particular forms of pollution will not be permitted:**
 - a. where it will be adversely affected by such pollution, unless measures can be taken that adequately mitigate the polluting effects; or
 - b. where it would inhibit existing economic or other activities giving rise to acceptable polluting effects.
- 3. Where a development site is known or suspected to be contaminated, before the site is developed the Borough Council will require the contamination to be remediated to a standard where as a minimum it cannot be defined as 'contaminated land' under Part IIA of the Environmental Protection Act 1990.**

- 5.43 Government advice in the NPPF makes it clear that the prevention of pollution is a planning concern. The Borough Council will give considerable weight to ensuring that new development does not give rise to new pollution, suffer from existing sources of pollution, or inhibit legitimate economic activities giving rise to otherwise acceptable polluting effects (e.g. noise). Development proposals that may adversely impact upon European designated sites must comply with Habitats Regulations. The Council will prepare a Supplementary Planning Document providing guidance on assessing pollution, criteria that will be used in

assessing the likely pollution impacts of development proposals, and preferred measures to prevent, minimise or mitigate impacts.

5.44 Developers will be required to undertake the necessary surveys and provide information about how pollution impacts will be managed with their proposals. This includes providing a Construction Environmental Management Plan (CEMP) to address any impacts during construction phases. For development that is likely to give rise to pollution, or be susceptible to existing pollution, and sites that are known or suspected to be polluted, developers are advised to undertake early consultation with the Environment Agency and the Council's Environmental Health Service. Pollution includes effects likely to arise from demolition or construction activities on the site. Where permission is only given on the basis that polluting effects will be mitigated or remediated, the Council may remove permitted development rights from the site.

5.45 Where development sensitive to or likely to generate pollution is proposed, adequate information in the form of site reports and assessments carried out by a competent person must be supplied with the planning application to allow the potential or actual impacts to be assessed. Details of any mitigation required should be supplied to the Council for approval prior to commencement of the scheme. Further assessments and reports will also be required to show that the polluting effects have been controlled to the agreed standard, and that the mitigation or remediation measures taken will remain effective for the lifetime of the pollution risk identified. Where the risk of pollution is severe, the Council may restrict occupation of the development until satisfied that the pollution has been addressed.

5.46 The standard of investigations, assessments, including risk assessments, remedial schemes, and verification reporting must be that of current UK good practice. The intended SPD will provide further guidance and advice on the investigation and assessment of pollution effects.

5.47 **Air quality:** The Council has an on-going duty to review and assess air quality, and has declared a number of air quality management areas (AQMAs) associated with traffic. Air quality will be a material consideration:

- within and adjacent to such areas, or
- where the development could give rise to the need for such an area to be designated, or
- where the development would prevent an air quality action plan being implemented.

The Borough Council will require developers to address means of mitigating air pollution, in particular measures to reduce traffic congestion (including the implementation of Travel Plans by businesses and developers). While the provision of green infrastructure such as trees has been shown to have some beneficial effects on ambient air quality (and the Council will seek the replacement of at least two trees for each one lost in Eastleigh), this cannot be regarded as a measure that will be effective on its own in addressing air pollution in the designated AQMAs. Planning Practice Guidance states that measures should be specific to the location and development and proportionate to the likely impact. It provides a list of examples of mitigation that could be used to address air pollution.

5.48 **Water:** the legal requirements of the Water Framework Directive require full consideration to the quality and quantity of ground and surface water bodies in order to meet at least 'good' status or 'good ecological potential' in all water bodies by 2027. The Council has a role in supporting the delivery of these objectives. It is essential that development does not cause deterioration in the status of water bodies. Where possible, schemes to enhance the status of

the water bodies should be undertaken.

5.49

Noise: The adverse effects of exposure to excessive noise and vibration on health and quality of life are well documented and recognised as a material planning consideration. The Council supports the approach of the Noise Policy Statement for England in relation to the effective control of noise within the context of sustainable development. Any proposals likely to generate noise (including demolition and construction noise) will be expected to take account of the impact of this on any noise sensitive population, including those using recreational areas. Similarly, in assessing proposals for noise sensitive development, the Council will expect the developer to take into account existing noise levels and foreseeable changes to these. In doing so, developers must avoid significant adverse noise impacts to residential amenities. Development proposals should ensure that they mitigate and minimise adverse noise impacts and, where possible, contribute to the improvement of health and quality of life. Where necessary, the Council will require a noise assessment which will be expected to:

- identify all significant sources of noise;
- assess the likely short and long term impacts of noise generated or exposure to noise; and
- propose noise protection measures.

Wherever possible, developments should use site and building layout and design to manage levels of noise on development sites. Where acceptable internal noise levels cannot be met with open windows, alternative ventilation will be required. Where the development site is affected by air pollution in addition to noise, early consideration of the location of air ventilation inlets is recommended. The following standards will be used to assess the acceptability of development proposals affected by steady external noise sources:

In respect of the Solent and Southampton Water SPA and Ramsar sites and supporting habitat, construction noise should be kept below 69dBA max either alone or in combination with other developments (measured at the sensitive receptor which is the nearest point of the SPA/Ramsar or supporting habitat) during the bird overwintering period, or works timed so that they do not coincide with the wintering bird season. Natural England will provide advice on a case by case basis where construction noise exceeds 69dBA max.

Standards for Maximum Ambient Noise Levels (in spaces when they are unoccupied) for Dwellings Subject to Transport-Related Noise			
Living Area	Night-Time (2300-0700) LAeq, 8hr	Daytime (0700-2300) LAeq, 16hr	Additional Requirements

Bedrooms	30	35	1. Individual noise events must not normally exceed 45 dB LAmax (measured with fast time-weighting) during the night time. 2. Provision of suitable means of sound attenuating ventilation to allow for the fact that opening windows will render noise insulation ineffective.
Living Rooms	--	35	Provision of suitable means of sound attenuating ventilation to allow for the fact that opening windows will render noise insulation ineffective.
Gardens ^a	--	55	Balconies will need to meet the same standard unless it is clear that they are not intended to be an outdoor living area, for example due to their small size.

Note – Levels based on Table 4 of BS8233:2014 Guidance on sound insulation and noise reduction for buildings. Where development site affected by non-steady noise source, commercial or industrial noise, or noise that does not follow a typical diurnal pattern, the acceptability of noise levels will be determined on a case by case basis.

a – This standard applies to main gardens (usually rear gardens) only, but not communal gardens.

5.50 **Light:** Lighting can have a significant impact on people’s perception of their environment and the South Downs to the north east of the Borough is specifically designated as a Dark Sky reserve due to its low levels of light pollution (the areas of the National Park closest to the Borough are designated as Dark Sky Zone E1(b) Transition Zone in the South Downs Local Plan dark night skies policy). At night, the main distinction between urban and rural areas is that the former are lit and the latter are not. Light spillage is a material consideration because it can cause discomfort and loss of privacy and obscure the night sky. However, well designed lighting can improve people’s perception of public safety and the environment. Lighting to the sky, onto hedgerows and directly into waterways can cause impacts on bats, nocturnal species and migratory fish. The Council will seek to ensure that lighting from development does not cause unacceptable environmental or amenity impacts, whilst also providing appropriate illumination (for example in respect of highway and community safety or sporting facilities).

5.51 **Land contamination:** Where a proposed development site is known or suspected to be contaminated, or where sensitive development is proposed, the responsibility lies with the developer to demonstrate that it can and will be made suitable for the proposed use with a satisfactory standard of residential amenity provided. This means that the developer must be able to assure the Council that there is no unacceptable short or long term risk of harm to human health, the environment, property and/or pollution of controlled and designated waters.

5.52 Assessments of land contamination are expected to follow the advice contained in CLR11 Model procedures for the management of contaminated land, and British Standard BS 10175:2011 +A1:2013 ‘Investigation of potentially contaminated sites – Code of Practice’, and BS 8576:2013 Guidance on investigations for ground gas, permanent gases and Volatile Organic Compounds (VOCs) or as subsequently updated. A typical site assessment would be carried out by a competent person and would include:

- **Site Characterisation** – desk study and/or site investigations that allow for the previous use, contaminant, pathway and receptor linkages to be identified and develop a conceptual model of the site;
- **Risk Assessment** – characterisation and assessment of the impacts of the risks posed to proposed and existing receptors from the hazards identified; and
- **Remediation Scheme** – identification of appropriate risk management measures (remedial works or protective measures) to mitigate unacceptable risks. This will include appropriate verification, validation and certification to ensure compliance with the scheme.

Public utilities and communications

Relevant issues and objectives

Issues (Chapter 2): P11, G11

Objectives (Chapter 3): v, xi, xii

Related local and national strategies/policies (see Appendix B)

Source	Reference/title
PfSH	Economic Development Strategy 2010 Integrated Water Management Strategy
Solent Local Enterprise Partnership	Solent LEP Vision July 2011
Hampshire County Council	Hampshire Faster Broadband Initiative
Southern Water	Water Resource Management Plan
Portsmouth Water	Water Resource Management Plan
NPPF	Paragraphs 42-46

Policy DM9, Public utilities and communications

- 1. The development of new and improvement of existing utilities infrastructure essential to meet the needs of new and existing communities will be encouraged and permitted subject to the other policies of this plan. In the event of conflict with other policies of this plan the Borough Council will require a full justification including an assessment of alternative means of provision.**
- 2. New development will only be permitted if the essential utilities infrastructure including communications infrastructure required to serve it is available. Where off-**

site utilities infrastructure is not adequate to serve a development site, developers will be required to contribute to the costs of new off-site provision in consultation with the utilities providers.

- 3. The development of new telecommunications infrastructure will be permitted where:**
 - a. it will enhance broadband speeds and the quality of telecommunications services; and**
 - b. all possible steps are taken to minimise the environmental impact of the development, and it can be demonstrated that alternative sites and means of provision including mast-sharing have been examined and there are no feasible alternatives to the proposal.**
- 4. The Council will encourage developers to make provision for the installation and maintenance of telecommunications infrastructure within new developments.**

5.53 It is essential that new development can be provided with utilities infrastructure such as water supply, waste water disposal, energy (electricity and gas), and telecommunications. In addition, development sites can be crossed by existing utilities infrastructure such as power lines, gas pipelines, sewers, water pipelines etc. In such cases, developers should agree with the utilities providers arrangements for connection to and/or diversion of such infrastructure and any additional provision required to serve the development prior to the submission of a planning application.

5.54 Communications refers to modern telecommunications technology such as high- speed broadband, 4G and other similar systems. Telecommunications play a vital role in supporting economic development. Good telecommunications provision can also enable flexible working practices which limit the need to travel. For these reasons the Borough Council is keen to encourage the installation of telecommunications equipment and facilities to serve new development sites, in accordance with national guidance in the NPPF.

Water and Waste Water

Policy DM10, Water and Waste Water

- 1. Where new water supply or waste water infrastructure is required or proposed in support of new development the development will be phased alongside the provision of the infrastructure to ensure:**
 - a. compliance with the Habitats Regulations;**
 - b. that there is no deterioration of the status of water bodies which might impact adversely on Water Framework Directive requirements; and**
 - c. the avoidance or mitigation of any other adverse impacts.**
- 2. Wherever possible measures should be implemented which would improve the water environment.**

5.55 Planning Practice Guidance notes that adequate water and wastewater infrastructure is needed to support sustainable development and that a healthy water environment can deliver multiple benefits such as helping to enhance the natural environment generally and adapting to climate change.

- 5.56 PfSH and its constituent local authorities, including Eastleigh Borough Council have produced an Integrated Water Management Strategy (IWMS) which was endorsed by PfSH in June 2018 as part of the collective evidence base to inform the preparation of future local plans. The IWMS identifies at a strategic level any measures associated with water abstraction/supply and waste water treatment works and other appropriate measures such as nutrient neutral development to ensure no adverse impact on internationally important ecology designations protected by the Habitat Regulations (e.g. the River Itchen Special Area of Conservation [SAC] and the Solent maritime SAC and Solent and Southampton Water SPA and Ramsar); and to ensure compliance with the Water Framework Directive. PfSH and its constituent authorities have committed to continue to work together with key stakeholders including the Environment Agency, Natural England and the water companies to deliver the IWMS action plan and to ensure that it meets the requirements for the Local Plan ('programme level') habitats regulations assessment.
- 5.57 The Council has also committed to work with Southern Water to ensure that any constraints at waste water treatment works can be addressed, there is sufficient capacity to ensure water supply and to improve utilities infrastructure to meet the needs of existing communities. Developers should contact utilities providers to establish requirements in respect of all the proposed site allocations. Development should include SuDS to reduce surface water entering the sewage system (see policy DM6 Sustainable surface water management and watercourse management).

Nature conservation

Relevant issues and objectives

Issues (Chapter 2): G2, G3, G4
 Objectives (Chapter 3): ii, v, vii

Related local and national strategies/policies (see Appendix B)

Source	Reference/title
Eastleigh Borough Council	Biodiversity SPD 2009 Biodiversity Action Plan 2012
PfSH	Green Infrastructure Strategy Solent Disturbance and Mitigation Project Solent Waders and Brent Goose Strategy 2010 (and emerging updates)
Hampshire Biodiversity Partnership/Hampshire Biodiversity Information Centre	Hampshire Biodiversity Action Plan Biodiversity Opportunity Areas
Environment Agency	River Basin Management Plan

JNCC	UK Post 2010 Biodiversity Framework
Defra	A Green Future: Our 25 Year Environment Plan to Improve the Environment Biodiversity 2020: A Strategy for England's Wildlife and ecosystem services 2011
NPPF (2012)	Paragraphs 17, 117-119

Overview of nature conservation issues in the Borough

- 5.58 The Borough contains areas of international, European and national conservation interest, focused mainly on the rivers and coast. A network of locally designated sites contains ancient and wet woodlands, wetland, species-rich meadows and remaining or former heathland. Development in the Borough could have effects on these and other sites beyond its boundaries, for example through recreational pressures, surface water run-off and traffic emissions. Areas of particular sensitivity outside but within reach of the Borough include other parts of the Solent coastline and the New Forest. In relation to development proposals in south Hampshire, there are concerns about the impact on migrating and over-wintering birds on the Solent shores and the New Forest due to increases in recreational pressure from new development. PFSH has worked with Natural England and others as part of the 'Solent Recreation Mitigation Partnership' which has developed a definitive strategy to implement mitigation measures to address this impact jointly across south Hampshire. The Council will contribute as required to the implementation of the SRMP's proposals, and will also implement any measures identified as part of its own interim project proposals which are not incorporated into the wider SRMP scheme. Where development may impact on high tide roosts used by birds for which the Solent and Southampton Water SPA is designated, mitigation may be required taking account of the Solent Waders and Brent Goose Strategy.
- 5.59 The Council has produced a Biodiversity Supplementary Planning Document which explains the nature conservation interest and site designations in the Borough and the ways in which the Council will protect and enhance them. The Council has also produced a Biodiversity Action Plan (BAP), revised in 2012, which defines Priority Biodiversity Areas and Priority Biodiversity Links. Priority biodiversity areas include the Biodiversity Opportunity Areas in the Borough identified by the South East Biodiversity Forum and other areas, including some that are subject to various forms of nature conservation designation. They cover areas which hold the greatest concentrations of priority habitats, species and land where there is potential to enhance or restore priority habitats. Priority biodiversity links include land where there is an opportunity to enhance, restore or create areas, corridors or stepping stones of habitat to facilitate the movement of priority species. They can join or link priority biodiversity areas. The importance of connecting sites is also recognised in the Local Nature Partnership's work on a strategic approach to the delivery and enhancement of a Local Ecological Network (LEN) for the county.
- 5.60 All the sites subject to nature conservation designations are identified in policy DM11 and shown on the policies maps. The priority biodiversity areas and links are shown in the Biodiversity Action Plan.

General Approach

- 1. The Council will work with statutory and voluntary agencies and developers, and will determine planning applications, to:**
 - a. protect, conserve and enhance all:**
 - i. international, national and local nature conservation designations; and**
 - ii. networks of natural habitats and features, including the Local Ecological Network, Priority Biodiversity Areas and Priority Biodiversity Links, watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character; and facilitate their adaptation to climate change wherever possible;**
 - b. assist in achieving national, county and local biodiversity targets as set out in Biodiversity Action Plans (BAPs);**
 - c. seek a net gain of biodiversity on all development sites (including sites for redevelopment) through the protection, enhancement and connection of existing and provision of new habitats and features of nature conservation interest compatible with the native biodiversity characteristics of the Borough, having regard to local geodiversity and soils; and**
 - d. contribute to major elements of the PfSH Green Infrastructure Strategy and other strategies for the provision and enhancement of multifunctional green infrastructure including green routes, ecological networks and biodiversity enhancements (see strategic policy S9).**

International Designations

- 2. Development which is likely (either individually or in combination with other developments) to adversely affect the integrity of an international or European nature conservation site will not be permitted subject only to imperative reasons of overriding public interest and securing any necessary compensatory measures in the absence of alternative solutions. A 'project level' Habitat Regulations Assessment will be required where there are likely significant effects or uncertainty. Any mitigation measures required to ensure no adverse impact must be implemented at the appropriate time.**
- 3. The Council will work with PfSH, Natural England, the Environment Agency and other wildlife organisations to develop and implement with developers a strategic approach to the protection and enhancement of international and European sites from the direct and indirect effects of development. Within Eastleigh Borough this will include:**
 - a. implementing:**
 - i. the Solent Recreation Mitigation Strategy (requiring contributions from residential developments within 5.6 kilometres of the Solent Special Protection Area to the Strategy); and**
 - ii. the interim and any future New Forest Recreation Mitigation Strategy if**

- required;
- or alternative agreed site specific measures to address recreational disturbance;
- b. preserving the water quality and flows within the Itchen and Hamble, Southampton Water and Solent;
- c. protecting the River Itchen SAC, in particular the maintenance and where appropriate restoration of habitats and qualifying species to favourable conservation status (as defined by article 1 of the Habitats Directive); and
- d. seek contributions towards measures set out in the Southern Damselfly Conservation Strategy (or other strategy) specifically to deliver biodiversity net gain.

National and Local Designations

4. Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on a Site of Special Scientific Interest (SSSI), Site of Importance for Nature Conservation (SINC) or Local Nature Reserve (LNR) as shown on the policies map (or on a more recent plan provided by the Hampshire Biodiversity Information Centre) unless it can be demonstrated that:

- a. there are no alternative solutions;
- b. the adverse effects are unavoidable;
- c. measures are taken to mitigate or, as a last resort, compensate for the adverse effects;
- d. there is an overall biodiversity net gain; and
- e. if there are any residual adverse effects which cannot be avoided, mitigated or compensated, the benefits of the development must clearly outweigh the adverse effects on the nature conservation value of the site and any broader impacts on national and local designations.

Priority habitats, protected and priority species and the local ecological network

5. Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on priority habitats, protected or priority species, or on the local ecological network unless it can be demonstrated that:

- a. there are no alternative solutions;
- b. the adverse effects are unavoidable;
- c. measures are taken to mitigate or, as a last resort, compensate for the adverse effects;
- d. there is an overall biodiversity net gain; and
- e. if there are any residual adverse effects, the benefits of the development clearly outweigh the adverse effects on priority habitats, priority and protected species, and the local ecological network.

Irreplaceable habitats

6. Development will not be permitted if it results in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees), unless there are wholly exceptional reasons and a suitable compensation strategy

exists.

Buffers

7. Buffers free from development will be provided to designated sites to avoid/mitigate impacts, including recreational impact and impacts on edge habitats, and to maintain dark skies.

Surveys

8. Development will not be permitted unless it can be demonstrated that:

- a. there have been thorough habitat and species surveys;**
- b. the great crested newt strategic survey and strategy have been considered in all developments within 500m of a great crested newt pond; and**
- c. the strategic bat trapping survey has been considered in all developments within the locality of a woodland or connected habitat networks.**

International Nature Conservation Designations

5.61 The Borough contains parts of four European/international nature conservation sites as follows:

- River Itchen Special Area of Conservation (SAC);
- Solent Maritime Special Area of Conservation (SAC);
- Solent and Southampton Water Special Protection Area (SPA); and
- Solent and Southampton Water Ramsar site.

(The Solent Maritime SAC and the Solent and Southampton Water SPA and Ramsar site together comprise the Solent European marine sites).

5.62 In respect of the New Forest, the Council will continue to work together with partners to assess the impact of development proposals on protected areas and measures to mitigate any impacts as necessary. Eastleigh will also continue to work in partnership with New Forest District Council to help to deliver the Green Halo.

5.63 Under the E.U. Habitats Directive and the E.U. Birds Directive (as transposed into national law as the Habitat Regulations) and the Ramsar Convention the Council has a duty to give these areas the strongest protection against damaging development. If a development proposal is likely to have a significant effect on one of these sites, either alone or in combination with other projects, the Council will carry out an appropriate assessment to establish the implications of the scheme for the identified nature conservation interests of the site. The Council will seek to avoid any damage to the integrity of these areas and the species they support. This may entail the negotiation of mitigation measures or contributions to such measures from new development.

5.64 The Local Plan's habitat regulations assessment has identified circumstances in which mitigation measures will be required to ensure there is no adverse effect on international designations. Such measures must be implemented with the development. Developments

may also require project level HRAs to address their specific impacts.

- 5.65 Where mitigatory provision is needed, the over-riding principle is that as a minimum, no net loss should occur to biodiversity and a net gain should be secured where possible. This should factor in the uncertainty around achieving the requisite habitat quality and the loss of biodiversity value for the period before the requisite value has been attained for European sites. Compensatory provision can only be considered where there are no alternative solutions and if 'imperative reasons of overriding public interest' (IROPI) for the project to proceed can be demonstrated.
- 5.66 Through its Annual Monitoring Report the Council will monitor the effectiveness of the joint strategic approach to avoidance and mitigation of effects on European sites. It will respond to the findings of new evidence where necessary in order to preserve the integrity of European sites.

National and Local Nature Conservation Designations

5.67 There are five Sites of Special Scientific Interest (SSSIs) in the Borough at:

- Moorgreen Meadows;
- Lincegrove and Hacketts Marshes;
- Upper Hamble Estuary and Woods;
- Lee-on-the-Solent to Itchen Estuary; and
- River Itchen

These sites are of national importance and protected from damaging activities by the Wildlife and Countryside Act 1981 and the Countryside and Rights of Way Act 2000.

5.68 In addition to the statutorily designated nature conservation sites there are others that are of local nature conservation value. Sites of Importance for Nature Conservation (SINC) are identified on the policies maps during the Local Plan process, and are monitored and reviewed frequently. On-going surveys can reveal new areas that warrant such protection. Policy DM11 will be applied to any new sites or extensions to existing sites until the policies maps can be updated in the next review of the Local Plan. Up-to-date information about SINC within the Borough should be sought from Hampshire Biodiversity Information Centre. The appropriate size of buffers free from development will be considered on a site by site basis and informed by the results of surveys undertaken for each proposed development.

5.69 Local Nature Reserves protect habitats of local significance. There are currently six Local Nature Reserves (LNR) in the Borough:

- Hocombe Mead Local Nature Reserve (Chandler's Ford);
- Mercury Marshes Local Nature Reserve (Bursledon);
- Hackett's Marsh Local Nature Reserve (Bursledon);
- Netley Common Local Nature Reserve (near Thornhill, Southampton);
- Westwood Woodland Park Local Nature Reserve (Netley Abbey); and
- Manor Farm Local Nature Reserve (Botley/Bursledon)

5.70 The Council will consider the designation of further Local Nature Reserves on sites in the

Borough in the Council's ownership or legal control if the land is already being managed as a nature reserve, and is of sufficient nature conservation interest to provide beneficial opportunities for environmental education/research and/or enjoyment by the public. Local Nature Reserves can also be designated by the County Council - also by town/parish Councils if powers are delegated to them for this purpose.

Other species and habitats

- 5.71 The protection of certain species, and often the habitat and other features that sustain them, is a legal obligation under the Habitats Regulations, the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and The Protection of Badgers Act 1992. The presence of such species is a material consideration in dealing with planning applications, and the Council will follow all Natural England guidance and standing advice or recognised best practice guidance. Where protected species could be present applicants will be required to undertake survey work, assessment and propose mitigation before their proposals can be considered.
- 5.72 Threatened habitats and species, known as Habitats and Species of Principal Importance (and also as priority habitats and species) have been identified within s41 lists within the Natural Environment and Rural Communities Act 2006. S40 states that Local Authorities and a number of other public bodies have a duty to conserve biodiversity and must have regard to these lists.
- 5.73 Habitats and features that are important for wildlife but outside designated nature conservation sites are also necessary to maintain the biodiversity of the Borough. The revised Eastleigh Borough Biodiversity Action Plan (July 2012⁴⁵) sets out ways in which the Borough's biodiversity can be conserved and enhanced, and defines Priority Biodiversity Areas and Priority Biodiversity Links. These are areas with the greatest concentrations of priority habitats and species or potential to enhance or restore priority habitats and links where there is opportunity to enhance, restore or create areas, corridors or stepping stones of habitat to facilitate the movement of priority species.
- 5.74 There are ten priority biodiversity areas in the Borough at: Flexford and Hocombe, Chilworth, Allbrook, Lakeside and Fleming Park, Itchen Valley, Wyvern, Stoke Park, Moorgreen, Netley and Bursledon Commons, Solent Coast, Hamble Estuary and Ford Lake. Priority biodiversity links have been defined at the Hampshire Corporate Business Park (Chandler's Ford), Monks Brook, the M3 and M27 corridors, all the rail corridors, Bowlake (Bishopstoke), Knowle Park (Fair Oak), Chalcroft (Horton Heath), Moorgreen Stream (West End), Cricket Ground (adjoining the Ageas Bowl), Wildern (Hedge End), Marks Farm (Botley), Old Netley, Tickleford Gully (Netley), and Hamble Airfield.
- 5.75 The local ecological network comprises the international, national and locally designated sites of importance for biodiversity, land functionally linked to these designations, local nature reserves, ancient woodland and veteran trees, protected and notable species and their habitats, sites identified for habitat restoration and/or the creation of compensatory measures for the adverse effects on biodiversity, appropriate buffer zones, and wildlife corridors that connect the above features (for example important hedgerows and watercourses). Planning applications should be supported by an adequate and proportionate assessment of their effect on the network, and by mitigation or compensation and biodiversity net gain proposals as required.

⁴⁵ The revised Eastleigh Biodiversity Action Plan updated in July 2012 can be seen at: www.eastleigh.gov.uk/biodiversity

- 5.76 In accordance with the Biodiversity Action Plan 2012-2022 and the NPPF, the Council will through the planning process (including financial contributions through CIL or other mechanisms) secure the enhancement of existing and the creation of new areas of nature conservation value- for example as part of landscape schemes, environmental improvements and countryside management schemes associated with new development. Such enhancement and creation of biodiversity interest will be sought particularly within the Eastleigh Biodiversity Priority Areas and Priority Links. The Council will also have regard to opportunities to manage wetland habitats in ways that assist delivery of the Environment Agency's River Basin Management Plan⁴⁶.
- 5.77 All applications affecting greenfield sites or known biodiversity interests should be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP), agreed by the Council Ecologist at an early stage in the planning process. This will demonstrate how the proposal delivers a net gain in biodiversity.
- 5.78 Other policies in this Local Plan, for example those seeking to limit the use of the private car, and those relating to climate change and sustainable drainage will also assist with the mitigation of impacts on biodiversity interests.

Policy DM12, Heritage Assets

- 1. Development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be accorded to this criterion. Permission for development which results in substantial harm to, or loss of, designated assets of the highest significance will be wholly exceptional. Development which involves the demolition or destruction of any part of other heritage assets will not be permitted unless its removal or replacement would enhance or better reveal the significance of the asset. In these circumstances, the developer will be required to record and advance understanding of the significance of any heritage assets to be lost, in a manner appropriate to their importance and the impact, and to make this evidence publicly accessible.**
 - a. Development that affects an archaeological site either above or below ground that is already identified or discovered through development proposals will only be permitted provided:**
 - i. if the remains cannot be preserved in situ, the clear and convincing overriding public benefits of the development that cannot be achieved by any other means is sufficient to outweigh the value of the remains; and**
 - ii. prior to the commencement of the development, provision has been made for a programme of archaeological investigation and recording and for this evidence to be made publicly accessible;**
 - b. It achieves a high standard of design which respects and complements the character and qualities of the heritage asset(s);**
 - c. Where necessary, it secures the long-term future maintenance and management of the asset;**
 - d. Where possible, it enables public enjoyment and interpretation of the**

⁴⁶<https://www.gov.uk/government/collections/river-basin-management-plans-2015#south-east-river-basin-district-rbmp:-2015>

Transport

5.88 Transport infrastructure includes:

- Roads and motorways
- Public transport facilities including rail facilities and bus routes
- Footpaths, cycleways and bridleways
- Vehicle parking

Southampton Airport also forms part of the Borough's transport infrastructure (see Policy E9, Chapter 6, section 6.4).

Relevant issues and objectives

Issues (Chapter 2): G11-17

Objectives (Chapter 3): i, v, xi, xiii

Related local and national strategies/policies (see Appendix B)

Source	Reference/title
Eastleigh Borough Council	Cycling Strategy Walking Strategy 'Residential Parking Standards' SPD ⁴⁸ Revised Parking Standards SPD
Hampshire County Council/Transport for South Hampshire and Isle of Wight	Local Transport Plan 2011 – 2031 (HCC, 2011) Local Transport Plan – Strategy for South Hampshire (Solent Transport 2011) Transport Delivery Plan 2012-2026 (Solent Transport 2013) Public Transport Delivery Plan 2014-2036 (Solent Transport) Eastleigh Borough Transport Statement (HCC 2012) Eastleigh Strategy Transport Study Interim Report – Issues and Options (HCC 2015)
Solent LEP	Solent Strategic Transport Investment Plan (2016)
Highways England	Roads Investment Strategy 1 (2015)
Transport operators	Southampton Airport Ltd – Southampton Airport Masterplan 2006 and Southampton Airport surface access strategy Network Rail Wessex Route Study (2015)
NPPF	Paragraphs 17, 29-41

⁴⁸ <http://www.eastleigh.gov.uk/supplementaryplanningdocuments>

- 5.89 The Borough includes two motorways and other main roads, several main line railways with eight stations serving the Borough, a reasonably comprehensive bus network and an airport. It therefore has a wide range of access opportunities, but also suffers problems of peak hour congestion on the motorways and many of its roads.
- 5.90 The Borough Council seeks to support Hampshire County Council's Local Transport Plan and address local issues of road congestion and related air quality issues by:
- Seeking to manage and reduce car use by maximising density, locating new development close to the facilities it needs (or by providing critical community infrastructure such as schools within major new developments in order to contain some trips within sites), improvement of public transport services, infrastructure and associated factors such as multi-operator ticketing to help drive up usage, development of high quality cycling and walking networks, and encouraging the roll-out of communications technology to enable more flexible working (see also policy DM9 Public utilities and communications);
 - Continuing to pursue its strategies to improve public transport and pedestrian and cycle routes in the Borough, in particular improved pedestrian and cycle links to the town centre, district centres, local centres and other key destinations such as rail stations and schools. See also strategic policy S12, Strategic footpath, cycleway and bridleway links;
 - Seeking investment in improvements to transport systems, including road and junction improvements, public transport and footpaths, cycleways and bridleways from a variety of sources and partners including developers, central government, Solent LEP and other funders as opportunities arise. This includes activities such as lobbying funders/decision makers and participating in and financially supporting external funding bids where appropriate;
 - Safeguarding routes for potential transport improvements, including road, rail, bus, cycleway, footpath and bridleway infrastructure;
 - Having regard to the requirements of rail and bus operators;
 - Ensuring the provision of parking including opportunities for park and ride to meet the needs of the Borough's residents and employers, and to facilitate access to the Borough's public transport facilities;
 - Providing encouragement and support to enable individuals and organisations to plan their travel requirements through measures such as Travel Plans, provision of travel information, and implementation of 'soft measures' intended to promote modal shift and manage travel demand; and
 - Ensuring that comprehensive and up-to-date information is provided regarding prevailing conditions on the transport network using all available technologies.

- 1. All new development must have safe and convenient access to the highway network and make provision for access to, and by, other transport modes including public transport and cycle and pedestrian routes as appropriate. Access arrangements to the highway network must:**
 - a. meet national and local guidance and standards with all highway improvements meeting the standard required to be adopted by the Highway Authority;**
 - b. not cause or increase danger to road users or have a significant detrimental impact on the operation or safety of the highway network; and**
 - c. be provided without unacceptable environmental impact.**

- 2. All new development will be assessed to establish whether it should contribute to off-site improvements to transport infrastructure in accordance with Hampshire County Council's Transport Contributions Policy, to the extent that these are necessitated by the development and proportionate to the scale of development.**

- 3. Development proposals that will generate vehicle movements likely to have an adverse impact on traffic conditions beyond the immediate vicinity of the development site must be subject to Transport Assessment and will be required to incorporate and implement mitigation measures such as:**
 - a. provision of/contribution towards on and off-site highway improvements such as junction improvements and potentially new road links**
 - b. on-site pedestrian, cycle and public transport infrastructure**
 - c. contributions towards relevant off-site sustainable transport infrastructure, public rights of way and service improvements where appropriate**
 - d. on-site measures aimed at increasing uptake of non-car travel options (e.g. Travel Plans⁴⁹) to reduce car use.**

- 4. New development intended to serve or accommodate large numbers of people will only be permitted in locations that as well as having adequate road access, or will have as a result of the development, are or can be served by means of transport other than the private car, including bus, train, cycle and pedestrian access.**

5.91 It is important that new development can be accessed safely and that, to help manage car use, development is wherever possible accessible by means of transport other than the private car. The layout of larger scale sites should provide for access by public transport vehicles, preferably through extending existing services to better serve the site. The related requirements of the Local Transport Plan and the Eastleigh Borough Transport Statement are set out in Appendix B, paragraphs A11 to A13. Transport assessments should be undertaken for development proposals as required by site-specific policies in Chapter 6 and as advised by the highway authority. Unless otherwise agreed with the highway authority, Solent Transport's Sub-Regional Transport Model⁵⁰ should be used wherever possible in order to ensure compatibility with other local transport assessment work. In accordance with strategic policy S12, new development should integrate with existing footpath, cycleway and bridleway links. Permeable walking and cycling routes should also be provided within the development.

5.92 Strategic policy S11, Chapter 4 identifies the major new transport infrastructure that will be

⁴⁹ <https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements>

⁵⁰ <https://www.solent-transport.com/solent-sub-regional-transport-model/>

required to serve new development. These schemes are reflected in site-specific proposals in Chapter 6. Hampshire County Council and the Borough Council also maintain a list of local transport improvements as set out in HCC's Eastleigh Borough Transport Statement and Eastleigh Borough Council's Transport Schemes Inventory, which include the footpath, cycleway and bridleway routes identified in strategic policy S12, Chapter 4. This provides a robust framework of local transport policy to justify the list of local transport schemes which are used as the basis for securing S106/S278/CIL funds collected by Eastleigh Borough Council and HCC. Implementation of these proposals and any other off-site works that are required will take place through related development and/or be funded through developer contributions (community infrastructure levy or other planning obligations – see Chapter 7). It is recognised that such contributions may not cover the full costs of all the schemes and that other funding sources may need to be found.

Policy DM14, Parking

- 1. New residential development will be required to provide off-highway parking which is adequate in terms of highway safety/traffic management. Provision will take account of the adopted Eastleigh Borough Council's Residential Parking Standards SPD which sets out minimum requirements for parking provision. Over provision relative to car ownership levels or which would create an ineffective use of space will be avoided. Applications with parking levels which deviate away from the expected standard should be substantiated by robust evidence contained within the transport statement/assessment/travel plan.**
- 2. For out-of-centre development proposals, parking needs will be assessed based on the impacts of the development on neighbouring town, district or local centre or a neighbourhood parade.**
- 3. Within town, district and local centres and in neighbourhood parades, parking needs will be assessed in relation to wider needs within the centre/parade. Where existing provision is inadequate, the provision of additional parking may be permitted subject to a financial contribution towards measures to assist on-street parking management, public transport, cycling and walking.**
- 4. Proposals to provide new car parks, extend existing car parks or provide workplace park and ride facilities will be permitted if:**
 - a. it can be demonstrated that this is the only way the transport requirements driving the proposals for car parking provision can be met;**
 - b. the proposals form part of a strategy aimed at managing use of the private car, such as a workplace travel plan; and**
 - c. transport and other environmental assessments demonstrate that the benefits of the proposal (e.g. reduction of on-street parking pressures, reduction of traffic congestion) outweigh any adverse effects; and**
 - d. the design, layout, planting and landscaping and lighting provision addresses visual and landscape impacts, noise, lighting and impacts on residential amenity; and**
 - e. the developer pays for any off-site highway improvements necessary from traffic generated by the proposal, and any additional works necessitated by an inability to meet workplace travel plan targets; and**
 - f. for sites outside the urban edge and in accordance with other policies in the Plan, they are subject to a sequential approach prioritising sites within the urban edge. Proposals in settlement gaps will only be acceptable in**

No. of bedrooms and bed spaces	1 storey dwellings	2 storey dwellings	3 storey dwellings	Storage space (sq.m)
One bedroom flat (1 bed space)	39 ¹	-	-	1.0
Two bedroom property (3 bed spaces)	61	70	-	2.0
Three bedroom dwelling (4 bed spaces)	74	84	90	2.5
Four bedroom dwelling (5 bed spaces)	90	97	103	3.0
Five bedroom dwelling (6 bed spaces)	103	110	116	3.5
Six bedroom dwelling (7 bed spaces)	116	123	129	4.0

¹ A minimum size of 37 sq.m applies if the property includes a shower room instead of a bathroom

Gypsies, Travellers and Travelling Showpeople

Policy DM31, Gypsies, Travellers and Travelling Showpeople

- 1. The Council will meet the need for additional Gypsy and Travellers pitches and plots for Travelling Showpeople as identified in the Gypsy and Travellers and Travelling Showpeople Accommodation Assessment (GTTSA). Sites are allocated for additional pitches and plots in policies BU4 and BU5 to meet this need.**
- 2. In accordance with the assessment, the Council will work with neighbouring authorities to determine whether there is a need for a transit site in a wider area and to address any need identified in a suitable location.**
- 3. Development for Gypsies, Travellers and Travelling Showpeople, including transit sites, will be permitted where:**
 - a. there is an identified need for the pitch or plot provision which the proposal helps to meet;
 - b. the site is able to accommodate both residential use and where necessary the range of economic activities and vehicles associated with residents' mobile lifestyles without unacceptable impact on local amenities, road safety, heritage, landscape or biodiversity interests;
 - c. the site has safe and convenient access to existing and proposed services and facilities to serve the residents, including education, health facilities and shops;
 - d. the site has or can be viably provided with utility services; and
 - e. the site has vehicular access to and from the strategic road network adequate to accommodate mobile residential units and any vehicles/machinery associated with residents' working activities.
- 4. Existing Gypsy and Travellers sites and Travelling Showpeople sites permitted in the Borough, and any new sites granted permission and implemented, will be**

safeguarded for these purposes as long as the need exists for accommodation within the Borough.

- 5.139 Part of meeting the housing needs in Eastleigh Borough is addressing the needs of travelling communities. The Council is required to assess needs and then identify suitable sites for permanent and transit site accommodation to meet these needs.
- 5.140 The Council produced a Gypsy, Travellers and Travelling Showpeople Accommodation Assessment (GTTSAA) for Eastleigh in 2017⁵⁵. This applied the updated national Planning Policy for Travellers sites (PPTS 2015)⁵⁶ definition of Gypsies and Travellers and Travelling Showpeople to consider the existing provision in the Borough and the future needs.
- 5.141 The GTTSAA identifies the current provision in Eastleigh Borough. There are 29 pitches on 17 Gypsy and Traveller sites and an additional four plots on two Travelling Showpeople yards. By 2036 there is a confirmed need for four permanent Gypsy and Traveller pitches and three permanent plots (from Travelling Showpeople households living elsewhere in Hampshire but with a connection to Eastleigh). The GTTSAA estimated one additional Gypsy and Traveller pitch and two further Travelling Showpeople plots are likely to be needed to address unconfirmed need. This need is unconfirmed at this stage as sites were surveyed but interviews were not able to be completed.
- 5.142 The criteria in policy DM31 helps ensure Gypsy, Traveller and Travelling Showpeople sites have access to services, facilities and utilities, suitable vehicular access and do not have an unacceptable impact. Policies BU4 and BU5 allocate sites for pitches. Applications received for additional sites will be assessed against the criteria in policy DM31. These include whether there is an identified need which the proposal helps to meet. This may reflect newly arising need and those needs which are currently unconfirmed.

A healthy community

Community facilities

- 5.143 Community facilities include a wide range of services and facilities which are divided broadly into:
- Recreation and open space
 - Community, leisure and cultural facilities

Recreation and open space

Relevant issues and objectives

Issues (Chapter 2): G4, C1

Objectives (Chapter 3): ii, iv, v, vii, viii

⁵⁵ ORS Eastleigh Gypsy and Traveller Accommodation Assessment 2017

⁵⁶ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/457420/Final_planning_and_travellers_policy.pdf

the Council's aspirations for future sport and recreation development, and to help meet the aspirations for south Hampshire in the PFSH Green Infrastructure Strategy.

- 5.149 On the basis of the new development proposed, calculations based on the new standards show that some additional open space allocations are now needed. These are identified on a parish basis in Chapter 6. In order to secure these, and to make sure that new residential development has adequate standards of amenity in terms of open space provision, the Council needs contributions from new development.
- 5.150 Contributions may take the form of on-site open space and/or contributions to new provision and extensions to existing provision, off-site, including the implementation of new proposals as set out in the Local Plan. Alternatively, contributions may be sought towards the improvement of existing public open space and recreation facilities that will serve the new development. Requirements for sports facilities will be subject to the capacity of existing facilities within the defined accessibility standard distance of the development. Details of the facilities required are set out in the Council's Infrastructure Delivery Plan. Further details on the open space requirements expected from new development will also be set out in a future update to the Planning Obligations SPD.

New and enhanced recreation facilities

- 5.151 Recreation facilities include those identified in policy DM32 above i.e. formal outdoor sports facilities, indoor sports facilities, amenity open space and allotments. They also include other recreational facilities available in the Borough, such as golf, horse riding and water-based recreation (sailing is addressed separately at policy DM35), commercial indoor gymnasias and uses such as hotel spa facilities. Although these other recreational facilities have been considered in the Sports Facility Needs Assessment and Playing Pitch Strategy Update and the Open Space Needs Assessment, it has not proved possible to derive standards of provision for them, and they are not considered to fall within the category of facilities that need to be accorded special protection, or that are required to be provided through development.
- 5.152 It is considered important to make provision for the enhancement of existing, and provision of additional recreation facilities, provided they do not cause or increase urbanisation of the countryside, and accord with other policies of the Local Plan regarding residential amenities, heritage and biodiversity.

Policy DM34, New and enhanced recreation and open space facilities

- 1. The provision, extension or enhancement of public and private recreation and open space facilities or uses including those identified in policy DM32 above will be permitted provided that:**
- a. they accord with the general development criteria and the biodiversity, and heritage policies of this Local Plan;**
 - b. in the countryside:**
 - i. new buildings will be limited to those ancillary to and essential for the use of the land for outdoor sport and recreation; and**
 - ii. development should not involve structures, floodlighting or activities that cause urbanisation or detract from rural character;**
 - c. they contribute to the management of, and where possible enhance the countryside and urban open spaces. The Council may require a legal agreement to ensure that land is managed to maintain or enhance its**

- agricultural and/or landscape value and/or biodiversity interest; and;**
d. they are readily accessible to those they are intended to serve by means of transport other than the private car, and accord with the transport and parking policies of this Local Plan.

- 5.153 It is important to add to the range and quality of recreation and open space facilities in the Borough, but new development may not be able to provide all that is needed. To ensure that the range of recreation facilities is adequate to accommodate the future needs of the Borough, including those identified in the Sports Facility Needs Assessment and Playing Pitch Strategy Update and the Open Space Needs Assessment, this policy makes provision for the development of private and public facilities within urban areas and in the countryside, but seeks to limit built development in the countryside to avoid urbanisation. The policy is not intended to enable the creation or extension of domestic recreational facilities such as private gardens or tennis courts in the countryside, as these would have an urbanising impact contrary to the strategy of retaining the rural character of the countryside.
- 5.154 There is a considerable local interest in allotments. There are also advantages to local food production by this means in terms of health, community interaction and sustainability. The Council's ambition as stated in the adopted Climate Change Strategy⁵⁷ is to increase local/regional food production. The Council's study of open space and recreation provision in the Borough (Eastleigh Borough Open Space Needs Assessment 2017) has identified a need for new allotment provision within the Bishopstoke, Fair Oak & Horton Heath local area and a need for amenity open space and allotments in the Chandler's Ford local area. The policy provides for the creation of new allotments. Note: community farms and community growing spaces are emerging concepts gaining some favour. Community farms are agricultural uses and as such are unlikely to need planning permission, other than for related structures. The policy would enable the development of community growing spaces in urban areas. There is potential for local sales of food from such sites.
- 5.155 Horse riding is a popular activity in the Borough, and considerable areas of the countryside are given over to horse grazing and riding activities. Equine related development can fall under agricultural, equestrian and recreation uses.
- 5.156 While equine uses may be acceptable in the countryside, they can have substantial visual impacts, e.g. from buildings and other infrastructure such as floodlighting. This policy and the other policies of this plan are designed to limit and mitigate these impacts. In terms of access, it will be important to ensure that riding enterprises have or can provide access to the existing or planned bridleway network. Applications for residential development in association with equine enterprises may be considered under policy DM27, Rural workers dwellings depending on the nature of the use and the need for rural workers to remain on-site.

⁵⁷ See the Climate Change Strategy at <https://www.eastleigh.gov.uk/council/energy-and-climate-change/our-climate-change-strategy> – Key priority 7, para. 3.7