

Eastleigh Borough

Local Plan Review

Issues and Options Consultation Document

December 2024



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future together



1. How do I comment?

- 1.1 For details of how to respond please visit www.eastleigh.gov.uk/localplanreview
- 1.2 **Please send your comments by 5pm on Wednesday 29 January 2025.**
- 1.3 **The consultation questions are included in this document. You may answer as many or as few questions as you wish. Please use the digital response form provided in the website above. This ensures that questions are answered in the right format, and enables us to analyse responses more efficiently.** If you respond by separate email, please still use this same format wherever possible, and ensure you reference the question number and (where relevant) site or policy number.
- 1.4 If you are not already on our email distribution list, and wish to receive updates on the local plan review, please also visit the website above to sign up.

2. What is a Local Plan?

- 2.1 The Local Plan sets out the Council's policies on how land can be used, and to guide development. It explains how the Borough will evolve as a place over the next 20 years. All Councils prepare a Local Plan.
- 2.2 The Local Plan is prepared with engagement from all local communities and other interested parties. It is also prepared in accordance with national legislation and policy and informed by evidence.
- 2.3 The Council will determine individual planning applications for development in accordance with the adopted Local Plan unless there are strong reasons otherwise.
- 2.4 The current Eastleigh Borough Local Plan was adopted in 2022. The review of the Local Plan is scheduled to be adopted in 2029, and will then replace the current adopted plan.

3. Why are we reviewing the Local Plan?

- 3.1 The adopted Local Plan includes a requirement to provide 14,580 new homes (2016 – 2036).
- 3.2 The Council had proposed a major new community to the north of Bishopstoke and Fair Oak (which it called a 'Strategic Growth Option' or 'SGO'). However the independent Planning Inspector did not support the SGO so the Council deleted it from the plan.
- 3.3 As a result, the adopted Local Plan has a shortfall of 2,614 homes against the requirement to 2036.
- 3.4 The Inspector considered the shortfall could be addressed in a review of the Local Plan. Therefore the Inspector supported the adoption of the plan provided the Council commit to starting a review of the plan within a year.
- 3.5 The Local Plan also needs to be reviewed because the Government's national planning policy and legislation has been updated.
- 3.6 For all these reasons, the Council started the Local Plan Review in 2023.
- 3.7 The Government explains that local plans should consider the need for new homes and land for jobs over the longer term.



- 3.8 It is important to plan positively for these needs in a way which is right for the Borough – putting the right development in the right places, with the right infrastructure and community facilities, whilst protecting and enhancing important green spaces and the character of our towns and villages.

4. What is the “Issues and Options” consultation?

- 4.1 The “Issues and Options” is the first stage of full public consultation on the Local Plan Review. It includes an initial assessment of the key issues and options for the scale and location of development and for policy approaches, to inform the debate.
- 4.2 The site options in this document are not the Council’s proposals as the planning authority, they are proposals from developers and/or landowners that the Council is required to consider. At this early stage the Council has no view as to which sites should be selected for development, and which should continue to be protected.
- 4.3 The purpose of the “Issues and Options” consultation is to get a wide range of views at an early stage in the process. This will help us to better understand the issues, the pros and cons of different development options, and undertake further assessment.

5. What do we need to consider?

National policy / legislation

- 5.1 The Local Plan will be prepared within a national policy framework. The Government’s national planning policies set out the overall need for new homes for each Council, and sets a clear overall policy approach for planning for new development.
- 5.2 The Government’s National Planning Policy Framework (NPPF) (2023) can be found here: [National Planning Policy Framework](#)
- 5.3 In July 2024 the Government published a draft revised NPPF for consultation. Once finalised, this will replace the 2023 version. The draft can be found here: [National Planning Policy Framework: draft text for consultation](#)
- 5.4 Other Government policies also need to be taken into account.
- 5.5 The plan will be prepared in accordance with all relevant legislation, for example including the Strategic Environmental Assessment Regulations and the Habitat Regulations.

Local policies

- 5.6 The Council will also take account of important local policies. For example this will include the Council’s own Corporate Plan, the principles for development in the Partnership for South Hampshire’s Spatial Position Statement¹, and the plans and programmes of Hampshire County Council, adjoining Councils, and health and infrastructure providers.

¹ The Partnership for South Hampshire (PfSH) consists of all the local authorities in South Hampshire. The Partnership works to address strategic issues affecting the sub-region.

Views of communities / other interested parties

- 5.7 The Council will undertake two full public consultation stages (this “Issues and Options” stage and the formal public consultation on the full Local Plan). The Council will carefully consider all views expressed by local people and communities, Parish Councils, statutory organisations (for example other Councils, Natural England, the Environment Agency, etc), service and infrastructure providers, developers, landowners and all other interested parties.

Evidence

- 5.8 The Council will prepare a wide range of local evidence to inform the plan. This will include for example a Sustainability Appraisal², Habitat Regulations Assessment, assessments of development sites and supply, and all relevant issues which will affect the choice of sites and policies (for example transport, biodiversity, settlement gaps, landscape, etc).
- 5.9 The Council has prepared some initial evidence for this ‘Issues and Options’ consultation. This evidence can be found here: www.eastleigh.gov.uk/evidencebase
- 5.10 There is an opportunity to comment on this initial evidence in [Appendix 1](#) of this document.

Overall

- 5.11 National Government sets the overall approach. Local Councils, working with local communities and local experts³, are best placed to understand how to apply this approach in their local area. Local Councils are elected by their communities to set the priorities within this overall approach, where different objectives pull in different directions. There may be a number of reasonable ways to do this. Councils, working with local communities and experts, can choose how to do this. The approach taken at a local level is then assessed against the national policy to check that it is a reasonable (or ‘sound’) approach. (This check is undertaken by an independent Local Plan Inspector, appointed by the Government, who considers all of the representations received following the formal consultation on the plan).

6. Spatial characteristics of the Borough

- 6.1 Eastleigh Borough covers an area of 79.8 square kilometres to the north and east of Southampton. It also adjoins the districts of Test Valley, Winchester, and the South Downs National Park, along with Fareham and the New Forest (with boundaries along the River Hamble and Southampton Water respectively) ([see Figure 1](#)).
- 6.2 The main town in the Borough is Eastleigh. The Borough also includes two other large urban areas, Chandler’s Ford and Hedge End; and sizeable settlements at Bishopstoke, Fair Oak, Horton Heath, West End, Bursledon, Botley, Hamble and Netley. Major development underway at Boorley Green and planned at Horton Heath will lead to the significant expansion of these two settlements.
- 6.3 The 2021 Census results show that the population of Eastleigh Borough is approximately 136,500 people. This has increased by 9.0% since the 2011 Census, although parts of the Borough have seen much greater increases than others. The population of Eastleigh Borough is ageing which is consistent with trends throughout England.
- 6.4 The Borough is both urban and suburban in character, reflecting many of the pressures that might be expected in a location bordering a major city. According to the 2021 Census, the average population density in the Borough was

2 The legislation requiring Sustainability Appraisals is expected to change, and so the scope of this evidence will be kept under review.

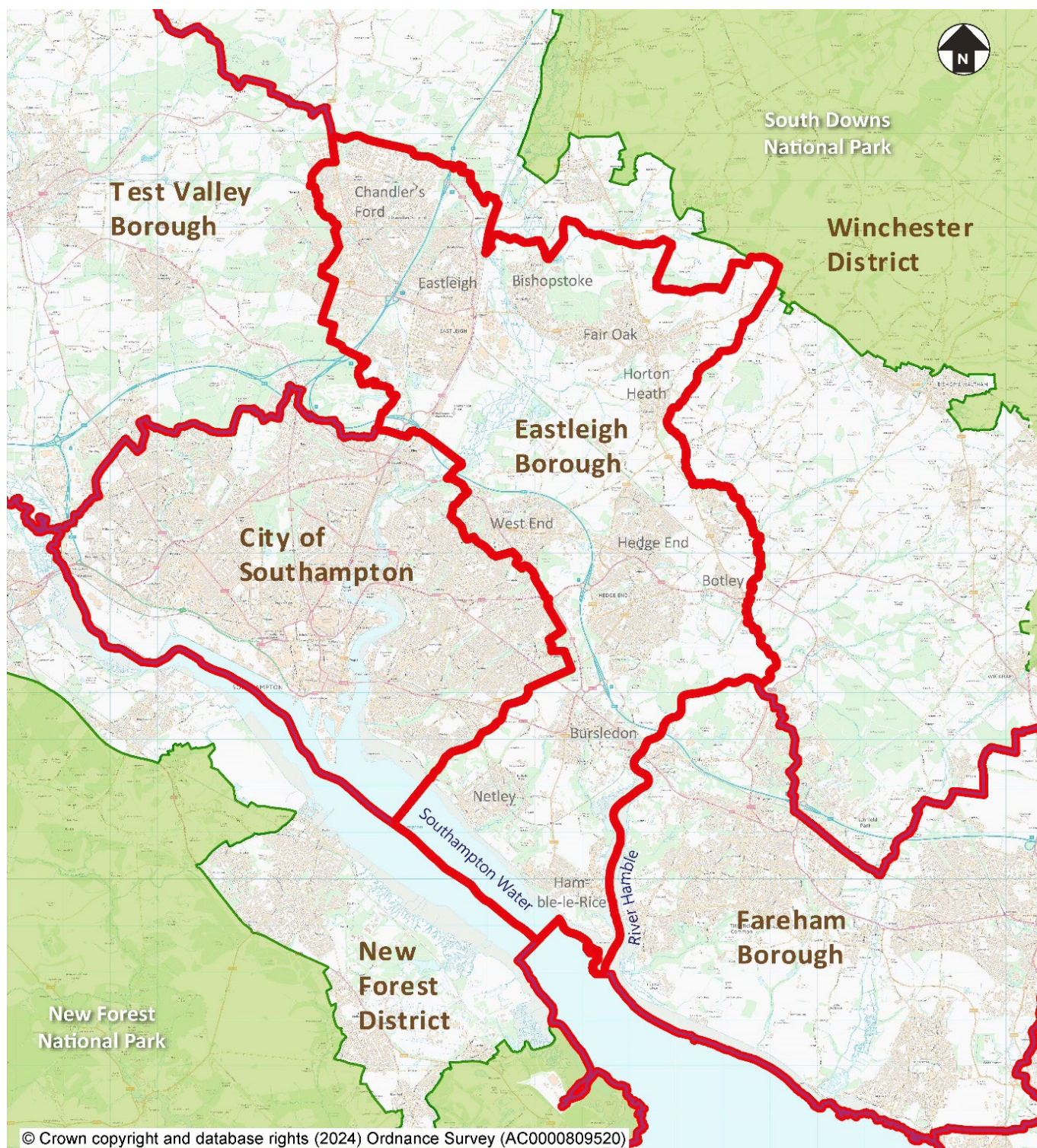
3 For example, the transport authorities and staff who cover the local area for Natural England, the Environment Agency and Historic England



17.2 persons per hectare, increasing from 15.7 persons per hectare in the 2011 Census. By comparison, Southampton has a recorded population density of 49.9 persons per hectare and Fareham Borough of 15.4 persons per hectare.

6.5 Eastleigh Borough retains areas of countryside between Southampton and its towns and villages. These include areas which are protected as international or national biodiversity, heritage or other designations. It also includes areas that are locally significant, mainly because of the separation they provide between settlements, but also because of their local biodiversity, landscape and other characteristics.

Figure 1 Eastleigh Borough



- 6.6 Significant features of the Borough include internationally renowned sailing venues on the River Hamble, a national and international cricketing venue at the Utilita Bowl, Southampton Airport, dance and music venues of regional significance at The Point and the Concorde Club in Eastleigh, Places Leisure Eastleigh, The Berry Theatre at Hedge End, and an important maritime, rail and air heritage.
- 6.7 For administrative purposes, the Borough is divided into five Local Areas, each with its own particular characteristics and issues. Each area has a Local Area Committee that has been given devolved powers on many issues and which determines planning applications. There are 12 civil parishes including the recently created parishes of Boyatt Wood and Eastleigh.

7. What are the key issues?

7.1 The draft objectives for the Local Plan Review are determined in large part by the identification of key issues (challenges), which in turn will help to shape the strategies and policies within the plan review. This will ensure that the review will be coherent and focused on addressing the most important challenges and opportunities within the Borough, in line with the overarching goals set by the Council. The main strategic challenges for the Borough may be identified as follows:

- **Housing:** In common with many parts of England, affordability (house prices relative to income) is poor and has become steadily worse. There is a need to consider accommodating significant new housing in the Borough and to consider whether we can assist in meeting the wider needs of the Southampton 'housing market area', which the Borough forms a part of. There is a significant demand for affordable housing products, especially for the younger generations. There are also needs for specific types of housing, including extra care, to meet the requirements of an ageing population.
- **Land for Business:** It will be important for the future prosperity of the Borough, and the sub-region, to ensure that there are development opportunities for new employers and existing enterprises that seek to expand, to ensure that the creation of jobs occurs alongside housing development.
- **Climate Change:** In the Borough, continued development will generate further energy demands (e.g. from heating and from travel). Since it is vital to continue to reduce carbon emissions, buildings should secure appropriate energy efficiency, low carbon energy sources should be supported and trips need to be managed and carried out using more sustainable forms of transport.
- **Congestion / Air Quality:** Levels of car ownership in the Borough are relatively high and a range of locations experience traffic congestion at peak times. Across the Borough, and particularly to serve key destinations, there is a need to improve rail and bus services and infrastructure. The high levels of reliance on travel by unsustainable vehicular modes has an adverse effect on air quality, and improved provision for cyclists and pedestrians is a way of aiding this.
- **Flood Risk:** Specific areas of the Borough, associated with the rivers Itchen, Hamble, Monks Brook and their tributaries, are at risk of flooding, which global warming is likely to exacerbate.
- **Water Resource & Quality:** With further development in and around the Borough it is important to plan to maintain water supply and wastewater treatment in order to meet the needs of a growing population and protect the environment. Without mitigation, nutrient discharges from new development, in combination with other sources, would have an adverse effect on major environmental designations in The Solent and River Itchen.
- **Countryside:** With Southampton in close proximity, and the Borough's own network of towns and villages, local countryside has a particularly important and intrinsic role, including to separate settlements, such that they retain their individual identity, distinct from each other and from the city. Some areas of the countryside suffer from poor management and pressures from development and public access.



- **Biodiversity:** Local ecology has the potential to be impacted by both existing and future development, and from climate change. Negative effects arise from, amongst others, demand for water resources including abstraction from the River Itchen and disposal of wastewater, both of which can contribute to diminishing water quality, including as regards nutrients. Increasing visitor numbers on the Solent and the New Forest (recreational disturbance) also generates effects. Direct loss and /or fragmentation of habitats, arising from development and related infrastructure, is also a significant issue. These effects need to be managed and mitigated. There is also a need to enhance and strengthen the ecology of the Borough.
- **Schools / Health / Community Facilities:** Demographic change and new development are leading to an increasing need for primary and secondary school places, health and other community facilities in many parts of the Borough. With some of these facilities already at capacity, there is a need to plan for new provision alongside new development, working with the relevant providers of these services.
- **Demands on land:** Land is required for an increasing range of reasons, from development, infrastructure, recreation and agricultural requirements to biodiversity recovery, flood resilience and mitigation for nutrients and recreation disturbance, both within the Borough and to protect important environments such as The Solent and the New Forest and South Downs National Parks.
- **Urban Areas / Settlement centres:** The Borough’s urban areas are likely to be the focus of more development to protect the countryside and to provide new homes close to jobs, shops and facilities. The growth of existing urban areas needs to be managed to ensure these areas are enhanced and the quality of life of communities is protected. The Borough’s town and other centres need to be flexible to ensure their sustainability and to cope with social change, such as increased shopping online.

Question 1: Do you have any comments on the key issues we have identified? Are there any other key issues we should consider?

8. Vision

8.1 Based broadly on the adopted local plan’s vision, our draft vision for Eastleigh Borough is to:

- Create a strong and sustainable economy
- Support thriving and healthy communities
- Deliver high-quality infrastructure in the right locations
- Have a range of affordable, quality homes in an attractive and sustainable environment, while
- Protecting the distinct identity of towns and villages to prevent urban sprawl.

Question 2: Do you agree or disagree with the draft vision we have suggested for the Local Plan review?

Question 3: Do you have any comments on how this vision could be changed?

9. What should our overall objectives be?

9.1 Our initial suggested objectives are drawn from national and Council policy, the key issues for the Borough, and our suggested draft Vision.

Initial Suggested Local Plan Objectives

9.2 The local plan objectives will set out the overarching themes to achieve as the Borough evolves as a place. They relate to the needs of:

- people who live, work in or visit the Borough (people of all ages, genders, levels of mobility, ethnicity, etc);
- the overall communities of the Borough;
- businesses (across all sectors and sizes);
- biodiversity (wildlife and habitats).

9.3 These needs relate to the people and businesses in the Borough now. They also relate to the people who may seek to live in, or businesses who may seek to set up in the Borough in the future. They relate to the existing biodiversity and also the ability to enhance this biodiversity in the future.

9.4 Where relevant, these needs also relate to the potential for impacts or connections outside of the Borough, either in surrounding areas or (in relation to climate change) globally.

9.5 The objectives will inform the preparation of the Local Plan Review. Draft objectives are suggested below, we welcome your comments on these (they are not listed in any order of importance):

Climate Change and Environmental Resources

- a. Reducing climate change emissions, to contribute to meeting 'net zero' and adapting to the effects of climate change.
- b. Minimising the use of different resources (e.g. by supporting energy and water efficiency in our buildings, reducing / recycling our waste, re-using vacant buildings), and supporting renewable or low carbon energy.
- c. Optimising the use of land, including through higher density development (see Quality Places).
- d. Minimising pollution and the effects of pollution on people and biodiversity (in terms of air, water, soil and noise conditions), and where possible enhance these environmental conditions.
- e. Avoiding or else reducing the risks from flooding or coastal change, ensuring developments are safe for people.
- f. Avoiding the sterilisation of mineral resources.



Urban Areas / Town Centres

- g. Focussing development in urban areas wherever possible.
- h. Supporting a network of vibrant town, district and local centres / parades, to provide the services people need locally.

Transport

- i. Promoting safe, efficient and sustainable transport for people and businesses (which reduces climate change emissions and pollution on people and biodiversity) by encouraging:
 - An increase in:
 - walking and cycling (e.g. by locating more development close to facilities [both existing and new facilities]);
 - public transport use (e.g. by locating more development close to existing services or where it can more easily be served by new services);
 - car sharing;
 - a switch to electric vehicles;
 - and by providing attractive routes and facilities for people to these facilities and services.
 - A reduction in vehicle use and traffic congestion (through the above measures and by measures to improve traffic management and ease remaining congestion).

Countryside

- j. Conserving and enhancing the countryside in general where possible, recognising its intrinsic character and beauty.
- k. Conserving and enhancing in particular areas of countryside with higher value, for example:
 - settlement gaps in-order to protect the individual identity of towns and villages;
 - the undeveloped coast / rivers, trees / woodland and higher value agricultural land;
 - more sensitive landscapes;
 - the neighbouring South Downs National Park;
 - biodiversity (see below for more detail);
 - a linked network of strategic green & blue infrastructure which meets these multiple aims.

Biodiversity

- l. Conserving and enhancing biodiversity, by protecting designations, habitats and species in accordance with their importance, enhancing habitats and ecology networks across the landscape, and recovering species.

Quality Places

- m. Conserving, enhancing and creating well designed quality places which are healthy, safe, accessible, distinctive, vibrant and attractive places for all communities and people, which protect and enhance their amenity and provides for the appropriate range of community facilities
- n. Optimising the use of land by making effective use of:
 - development land (creating higher densities consistent with achieving quality places to support vibrant communities with more services and facilities, and which minimise land take);
 - green spaces (for multiple purposes, e.g. biodiversity, landscape, play / recreation / sport / health, climate change mitigation / adaption, food production, etc).
- o. Supporting the provision of or access to the education, health, cultural and other services and facilities needed to create and support communities.
- p. Conserving, enhancing and adding to the network of amenity spaces, play areas, parks, sports pitches, country parks, allotments, green spaces, and green links / features.
- q. Conserving and enhancing heritage assets in accordance with their importance, supporting their appropriate re-use.
- r. Integrating new development, services and facilities and open spaces to create communities, and integrating with existing communities and with the surrounding countryside (e.g. through clear / permeable / accessible routes for people and careful design / landscaping).

Homes

- s. Meeting people's needs for new and high quality homes through a mix of different types and sizes of homes to meet needs, including a mix of affordable homes.

Jobs / Skills

- t. Meeting the needs for a range of business / commercial / education space to support a thriving economy across the range of sectors and ensure all communities and people can access economic opportunities.

Delivery

- u. Supporting the delivery of the development, infrastructure, enhancements, facilities, services and measures needed to achieve all of the above objectives.

Question 4: Do you agree or disagree with the objectives we have suggested for the plan?



Question 5: Do you have any comments on these objectives? Should any be changed / added / deleted?

- 9.6 The Interim Sustainability Appraisal (section 3) identifies that most of the Local Plan objectives have the potential for positive effects. For example, these include optimising the use of land, reducing and adapting to climate change, promoting safe, efficient and sustainable transport and conserving and enhancing areas of countryside with higher value.
- 9.7 There are also a number of uncertain or negative effects, where objectives potentially pull in different directions. For example, building more new homes is more likely to affect more countryside; and meeting the needs for development is likely to consume more resources.
- 9.8 The ideal will be to meet all these objectives. In many cases, the objectives may naturally support each other. In other cases, where objectives potentially pull in different directions, they may point to selecting different policies or sites. In these cases, the Council will need to consider how to reduce or mitigate any impacts, and will also need to prioritise the relative weight they attach to each objective, taking account of national policy, the evidence, and the results of consultation with local communities and all other interested parties.
- 9.9 To help us do this, it is important to understand your priorities.
- 9.10 Some of the objectives will reflect national legislation or policy and/or will be applied wherever development is located. For example, development will be located in urban areas first wherever possible, will protect biodiversity designation or areas at risk of flooding, achieve energy efficiency standards to address climate change and achieve a high quality of design. The following are some of the objectives which the Council may need to decide how to prioritise, particularly when choosing which greenfield sites to develop, and which to protect. This does not mean that one objective will be followed and another disregarded. It is about finding the right balance between different objectives to achieve the best overall outcomes.

Question 6: Which of the following objectives are the most important to you?

- Meeting as much of the need for new homes and business space as possible
- Making effective use of land (for example through careful design fitting more homes onto an area of land, meaning fewer sites overall need to be developed)
- Locating development where walking, cycling and public transport can be supported and traffic congestion / carbon emissions / pollution minimised
- Protecting countryside settlement gaps to maintain separation between and protect the individual identity of towns and villages
- Protecting the most attractive countryside (e.g. sensitive landscapes, the coast, or South Downs National Park)
- Locating development where it can do most to enhance biodiversity
- Other (please specify)

10. Overview of key approaches

- 10.1 The key overall 'spatial' issues to consider through the Local Plan review are how the natural environment and countryside should be protected and enhanced, the overall level of new homes and business space which should be planned for, how this development should be delivered (e.g. how high quality places are created), and where this development should be located.
- 10.2 Each of these issues influence the others. We need to understand how these issues can work together to shape the overall 'spatial' future of the Borough as a place.
- 10.3 The Sustainability Appraisal (section 5) sets out spatial themes and options. These start to translate the suggested Local Plan objectives into key locational principles to shape the Borough.
- 10.4 Where possible, development should be focussed close to town and district centres and within urban areas. Development should be located close to existing services, facilities, jobs and public transport services. Creating larger scale communities can help support more services, facilities and public transport. Optimising densities can focus more development in each of these locations. This approach will reduce the need to travel, enable more people to walk, cycle or use public transport, support vibrant centres and viable services. Development should be designed to create high quality places and respect heritage. This in turn will reduce congestion, pollution and emissions, and create stronger more distinctive communities.
- 10.5 Focussing more development in urban areas, and optimising densities to focus more homes, jobs and facilities on the sites which are developed, will also protect more countryside. Development should be located to protect and enhance biodiversity and open spaces (delivering multiple benefits from green spaces), retain strong settlement gaps to protect the distinct identity of our towns and villages, protect landscapes and other resources (e.g. agricultural land, minerals, etc). Development should be located away from areas of flood risk, and to manage the effects of air quality.
- 10.6 These issues are explored in more detail in each of the Key Approaches below.
- 10.7 The Local Plan will also consider key 'non spatial' policy themes, and these are set out in [Key Approach 9](#).

11. Key Approach 1: How should we help tackle climate change, and protect / enhance biodiversity, the countryside, and green spaces?

- 11.1 In 2019, the Council declared a climate change and environmental emergency. Climate breakdown is likely to have significant impacts on the Borough, its residents, environment and wildlife. Planning has an important role in designing places to help tackle the climate emergency and adapt to a changing climate.
- 11.2 The adopted Local Plan includes policies to support sustainable development by reducing energy and water use, incorporating sustainable drainage, addressing flooding and delivering zero or low carbon energy infrastructure. It identifies opportunities to support walking, wheeling and cycling through new and improved routes and to improve public transport. The Local Plan review provides an opportunity to update and refresh these policies and to create 'liveable neighbourhoods' with many services and facilities within walking distance, reducing the need to use the car for many journeys.
- 11.3 The Borough's countryside varies in character, from the relatively flat and open countryside near the coast to the gently rolling wooded areas to the north. It includes the valleys of the River Itchen and the River Hamble, and a coastline that borders Southampton Water. The Borough's countryside has a particularly important role in separating



settlements and ensuring that they retain their individual identity distinct from each other and from Southampton. It is also part of the green infrastructure network which provides recreation space for people and a network of habitats for wildlife.

- 11.4 The Council is working together with other local authorities on strategic environmental issues. These include mitigating recreational impacts on the Solent and New Forest and the effects of nutrients on our rivers and estuaries, as well as working on the Local Nature Recovery Strategy for Hampshire. This is a spatial strategy for nature and environmental improvements. It will map the most valuable areas for nature and proposals for creating or improving habitats and agree priorities for nature recovery. Within the Local Plan, the Council proposes to identify sites specifically for environmental mitigation. These could fulfil a number of roles - providing alternative destinations for open space to prevent disturbance on sensitive wildlife sites, areas for biodiversity net gain and sites such as wetlands and other semi-natural habitats to mitigate high levels of nutrients in our rivers.
- 11.5 The Interim Sustainability Appraisal (section 7) provides a further assessment of these issues.

Tackling climate change and protecting / enhancing biodiversity, the countryside and green spaces:

Question 7: Do you agree or disagree with our suggested overall approach?

Question 8: Do you have any comments on this approach?

12. Key Approach 2: How should development be planned to create communities?

- 12.1 New homes and business spaces should be delivered in a way which creates new communities. This means:
- Providing a mix of homes, including affordable homes.
 - Providing business space to create local jobs close to where people live.
 - Providing the local facilities that people need, for example local shops, schools, doctors' surgeries, community facilities and green spaces.
 - Making efficient use of both urban and green field development land to create vibrant places ([see Key Approach 3](#)).
 - Providing high quality walking and cycling routes, public transport connections, and other transport improvements where necessary, both within communities and to the wider area, to connect the new homes to existing and new facilities and business space, and to create 'liveable places' which are not dominated by the car.
- 12.2 These approaches are vital to ensure that new development forms vibrant new communities which provide the important facilities that people need within walking and cycling distance, and to support the use of public transport for travel in the wider area.
- 12.3 Larger sites can be designed to create new communities. The facilities and services they provide may also be able to serve neighbouring communities. Smaller sites may not be able to provide a full range of facilities on site but can connect to and contribute to the upgrade of existing nearby facilities.

- 12.4 Where land is allocated for development, this will generate a significant uplift in land values. The Local Plan will set out the requirements for the provision of the important infrastructure and facilities needed to create communities.
- 12.5 It is vital that landowners and developers factor in the costs of providing the wide range of important infrastructure and facilities needed by communities at an early stage.

Planning development to create communities:

Question 9: Do you agree or disagree with our suggested overall approach?

Question 10: Do you have any comments on this approach?

13. Key Approach 3: How do we optimise the use of land?

- 13.1 The provision of new homes, business spaces and facilities should make efficient use of land, both urban and greenfield land. If more homes are provided at higher densities in well designed and vibrant places and land is used more efficiently, this will reduce the number of new green field sites which are needed for development. This in turn will ensure that we are meeting the need for new homes whilst protect more of our countryside, retaining stronger settlement gaps between our towns and villages, protecting more of our landscapes and creating more space to enhance nature. It will also locate more people within easy reach of local shops, schools, community facilities and public transport routes. This will encourage walking, cycling and public transport use, and will also support the viability of these facilities and services. In short achieving higher densities in well designed places is key to meeting our need for homes and businesses whilst protecting a strong network of countryside and creating strong and vibrant communities.
- 13.2 The appropriate densities may vary between different locations. For example, the highest densities may be most suited to locations in or close to town and district centres and along bus routes, although all urban and greenfield sites should achieve an appropriate uplift in densities.
- 13.3 Higher densities can be achieved using a mix of home types, including apartments, town houses and family homes. In recent decades many of the new homes provided in the Borough have focussed on larger / lower density properties. Adjusting the range of new housing products over the next 20 years will help to rebalance the overall housing market to ensure that our diverse needs as a community are met.
- 13.4 The efficient use of land also means the careful use of facilities and open spaces. For example, schools and school playing fields can provide out of hours facilities for the wider community, car parking can be reduced where homes are close to facilities or public transport routes, car parking can be shared between different uses at different times of day, green spaces can be carefully designed to meet a number of different aims (e.g. landscape, recreation, flood risk management, protecting and enhancing nature).
- 13.5 Where sites are already allocated or permitted in the adopted Local Plan, the Council will seek to work with the relevant landowners to review the level of development which can be achieved on these sites.



- 13.6 Optimising the use of land in these ways, whilst creating high quality places, will require careful design and consideration. The Council is preparing a Quality Places Supplementary Planning Document (SPD) which will help to guide the approach.
- 13.7 The Interim Sustainability Appraisal (section 5) provides a further assessment of these issues.

Optimising the use of land:

Question 11: Do you agree or disagree with our suggested overall approach?

Question 12: Do you have any comments on this approach?

14. Key Approach 4: What should our approach be in our town, district, local and neighbourhood centres?

- 14.1 These centres lie at the heart of their town or village communities, and provide shopping, leisure and community facilities. These towns and village centres form a hierarchy, which based on the adopted local plan, can be described as follows:

Type of settlement	Name of settlement	Main centre in settlement	Description
Main town	Eastleigh*	Eastleigh town centre	The largest centre in the Borough, serving the whole northern part of the Borough. It also provides employment opportunities and is the main focus for bus / rail services.
Other towns	Chandler's Ford*	Fryern district centre	The second largest centres in the Borough, serving their respective towns.
	Hedge End	Hedge End district centre	
		Local Centres:	
Larger villages	Bishopstoke**	-	The third largest set of centres in the Borough, providing a range of important 'day to day' facilities. These centres often (but not always) have a strong historical identity.
	Botley	Botley village centre	
	Bursledon	Lowford village centre	
	Fair Oak	Fair Oak village centre	
	Hamble	Hamble village centre	
	Netley Abbey	Victoria Road / Station Road Netley Abbey	
	West End	West End village centre	

Type of settlement	Name of settlement	Main centre in settlement	Description
Other settlements	Horton Heath	New centre proposed	Given the scale of development already planned or under construction, it is proposed that these settlements are reclassified as larger villages in the local plan review. Local facilities are proposed as part of these new developments: at One Horton Heath, and at Boorley Park. It is proposed the Local Plan review will identify these as local or neighbourhood centres, according to scale.
	Boorley Green		
	Allbrook		
	Butlocks Heath		

*There are also two other local centres within Eastleigh (Boyatt Wood / Shakespeare Road shopping centre) and Chandler’s Ford (Central Precinct and Surrounds) respectively. Local facilities have also been provided as part of the new development at North Stoneham, Eastleigh. It is proposed that the Local Plan review will identify this as either a local or neighbourhood centre, according to scale.

** Bishopstoke does not have a single local centre. However, it has two neighbourhood parades: Riverside and Whalesmead. It is also close to Eastleigh town centre.

14.2 There are also 12 neighbourhood parades within these towns and villages. These are the smallest centres in the Borough and provide a smaller range of important ‘top-up’ / ‘day to day’ facilities.

14.3 The proposed overall approach for these centres is to:

- Focus new shopping, leisure and community facilities on these centres (at ground floor), the scale of facilities reflecting the size of the settlement / centre;
- Focus new homes in these centres (on upper floors) or nearby, supporting higher density development reflecting the size of the centre, to locate more people close to more facilities;
- Promote a particularly high quality of design and street scene improvements within these centres, to ensure they conserve and enhance their identities at the heart of these communities;
- Promote walking / cycling facilities to these centres, and an appropriate level of public transport provision at these centres.

14.4 The Interim Sustainability Appraisal (section 5) provides a further assessment of these issues.

Town / district / local neighbourhood centres:

Question 13: Do you agree or disagree with our suggested overall approach?

Question 14: Do you have any comments on this approach?



Key Approach 4a: What should our approach be in Eastleigh town centre?

- 14.5 Eastleigh town centre is the largest centre in the Borough. It plays an important role serving the northern half of the Borough. It creates a vibrant and distinct centre for Eastleigh town, reflecting the town’s railway and industrial heritage.
- 14.6 The proposed overall approach is to:
- Enhance the town centre as a place where people wish to visit, shop or live, and a place which supports thriving businesses;
 - Focus major shopping and leisure uses in the town centre first where possible;
 - Enhance the arrival points to the town centre, including from the railway station, bus station, and car parks, as well as pedestrian and cycle connections from the wider area;
 - Retain a coherent and strong primary shopping area, with shopping, leisure or community uses on the ground floor contributing to a vibrant street scene; and high density residential or other uses on upper floors;
 - Support a transformation of the Southampton Road corridor (between Station Hill / Southampton Road and Upper Market Street / Market Street) – this could include the refurbishment or redevelopment of existing buildings. This corridor can accommodate high density residential, office and other uses and create strong links into the primary shopping area. This will put more people within very easy reach of the town centre, supporting its vibrancy. It also creates the opportunity to enhance the Southampton Road area, a key corridor for the town.
 - Leigh Road Recreation Ground – protect this important and distinctive green space in the heart of the town centre, and ensure that any redevelopments surrounding this space enhance its setting and improve links from the town centre to the park.
 - Create and enhance links from the town centre to the Navigator Quarter employment area (part of the Solent Freeport proposals) and to Barton Park.
- 14.7 ‘Together We Make Eastleigh’ is a town centre project under the UK Shared Prosperity Fund (UKSPF). The Council is working with partners including Eastleigh Town Council, Eastleigh BID and Hampshire County Council. The programme will engage with the local community, existing and potential visitors to improve our understanding of the town with the aim of boosting footfall, supporting businesses and trial new approaches. The outcomes of this work will feed into the Local Plan Review.

Eastleigh town centre:

Question 15: Do you agree or disagree with our suggested overall approach?

Question 16: Do you have any comments on this approach?

15. Key Approach 5: What is the need for development in the Borough that we should consider?

- 15.1 There is a significant need for new homes and business spaces in the Borough. (There is also a need for supporting facilities to create communities, [see Key Approach 2](#)).

New Homes

- 15.2 In Eastleigh Borough house prices are 9.6 times earnings⁴. This means that for many people who are not already on the 'housing ladder' it is increasingly difficult to find a home of their own.
- 15.3 To address this, Government figures⁵ indicate that the overall need for new homes relating specifically to Eastleigh Borough is estimated to be 645 new homes per annum. The Government has also proposed a revised method of calculating these figures, which would increase the need in the Borough to 902 new homes per annum. Once finalised, these revised figures will indicate the overall need in the Borough.
- 15.4 The need for new homes is not an issue unique to Eastleigh Borough. The Government's figures indicate a high need for new homes across the country, including in the areas neighbouring Eastleigh.
- 15.5 Some of these significant needs in the surrounding housing market area (connected with Eastleigh) are unlikely to be fully met in those areas. People often look to buy or rent a home across a wider area than just one Borough, and so these needs could potentially be met in Eastleigh Borough and other nearby areas.
- 15.6 Government policy states that we should consider needs from our area, and unmet needs from the wider area, for 15 years from the adoption of the local plan (in our case, through to 2044). Government policy explains that these needs should be met unless there are strong reasons not to.
- 15.7 Based on the need for new homes per annum relating specifically to Eastleigh Borough alone, there is therefore a need to consider whether we can accommodate 12,900 new homes, or 18,040 homes using the Government's proposed higher figures (2024 – 2044).
- 15.8 Based on our initial estimates, Table 1 below illustrates that we are likely to be able to accommodate around 6,308 of these homes (35% - 49% of the total) on existing sites. (These are sites which already have planning permission or are allocated in the adopted local plan. The figures include an estimate of the potential to further increase the number of homes on some of these sites).

Table 1: Components of Existing Housing Supply (as at April 2024)

	Dwellings
Commitments (planning permissions, including resolutions to grant)	4,364
Other existing allocations	534

⁴ Median house prices and median earnings, Government standard housing method.

⁵ Based on the Government's standard method of calculating housing need



Additional in housing programme	1,410
Total Supply	6,308

- 15.9 This still leaves the need to consider whether we can accommodate approximately 6,590 – 11,730 new homes on new urban or greenfield sites to meet the needs specifically related to Eastleigh Borough, and to consider whether we can contribute to meeting some of the unmet needs from the wider connected area.
- 15.10 These needs might be accommodated on a wide range of different types of site, ranging from small urban ‘infill’ sites to larger urban redevelopments; relatively modest extensions to existing towns or villages, to more significant extensions which create new communities.
- 15.11 The Interim Sustainability Appraisal (section 4) provides a further assessment of these issues.

Need for new homes that we should consider:

Question 17: Do you agree or disagree with our suggested overall approach?

Question 18: Do you have any comments on this approach?

New Business Space

- 15.12 Business space includes offices, industry and warehousing. PFSH undertook an employment needs study in 2021⁶ which informed the latest PFSH Statement of Common Ground (2023). This Statement gives a broad indication of the needs and site supply in Eastleigh Borough, as set out in Table 2:

Table 2: Employment Needs and Supply

	Offices	Industrial / Warehouse
Need (2019 – 2040)	95,805 sq m	9.9 ha
Supply (2022 – 2040)	92,622 sq m	45.1 ha
Balance	-3,143 sq m	+35.2 ha

- 15.13 In overall terms, there is a surplus of combined office / industrial / warehouse sites.
- 15.14 The supply of sites includes land allocated to the north east of the Airport at Eastleigh. This primarily includes the “Navigator Quarter”, part of the Solent Freeport proposals. Accessing this site depends on constructing at least part of the Chickenhall Lane Link Road. It is also important to directly connect the Navigator Quarter to the Eastleigh urban area / town centre by pedestrian / cycle routes. The supply of sites also includes other smaller sites around the Borough.

6 Economic, Employment and Commercial Needs Study (including logistics) – Stantec for PFSH, 2021

- 15.15 In addition to the need for general industrial / warehouse development set out in the table above, the PfSH needs study also indicated a need for up to five sites across South Hampshire for strategic warehousing. The Statement of Common Ground indicates there is currently a lack of suitable and deliverable sites for strategic warehouses. However, there is a surplus of general industrial / warehouse land in the Borough, and once access to the “Navigator Quarter” is achieved, this could contribute to the need for strategic warehousing alongside other employment uses.
- 15.16 The Local Plan review should consider whether additional employment sites need to be allocated. This may provide some choice and resilience in the supply. Any new sites could form part of mixed use new communities, providing local jobs near to where people live. Any new sites should relate to the scale and type of likely commercial demand for employment in these locations. For example this may include smaller scale office and industrial units.
- 15.17 The Interim Sustainability Appraisal section 4 provides a further assessment of these issues.

Need for new business space:

Question 19: Do you agree or disagree with our suggested overall approach?

Question 20: Do you have any comments on this approach?

16. Key Approach 6: How much development can be accommodated in urban areas?

- 16.1 New homes and other development should be focussed in urban areas wherever possible. This protects more countryside, supports our existing towns and villages as vibrant and economically successful places, and puts people within walking or cycling distance of more jobs, facilities and public transport.
- 16.2 Using high quality design to achieve higher density development, particularly close to town and district centres, can help to achieve this. Higher density development can include apartments and town houses. In these locations there may also be opportunities to convert office buildings or older industrial estates to provide new homes.
- 16.3 However, homes and other development can only be focussed in urban areas when sites become available. It is also important to protect the character of urban areas and ensure jobs are retained.
- 16.4 Based on what has been achieved in the past, our initial estimates suggest that over the plan period we could provide in the region of 2,160 new homes in our urban areas.
- 16.5 The Interim Sustainability Appraisal (section 5) and the Brownfield Potential Report provide a further assessment of these issues).



Development in Urban Areas:

Question 21: Do you agree or disagree that we should aim to maximise the number of new homes and other development we provide in urban areas?

Question 22: Do you have any comments on this approach?

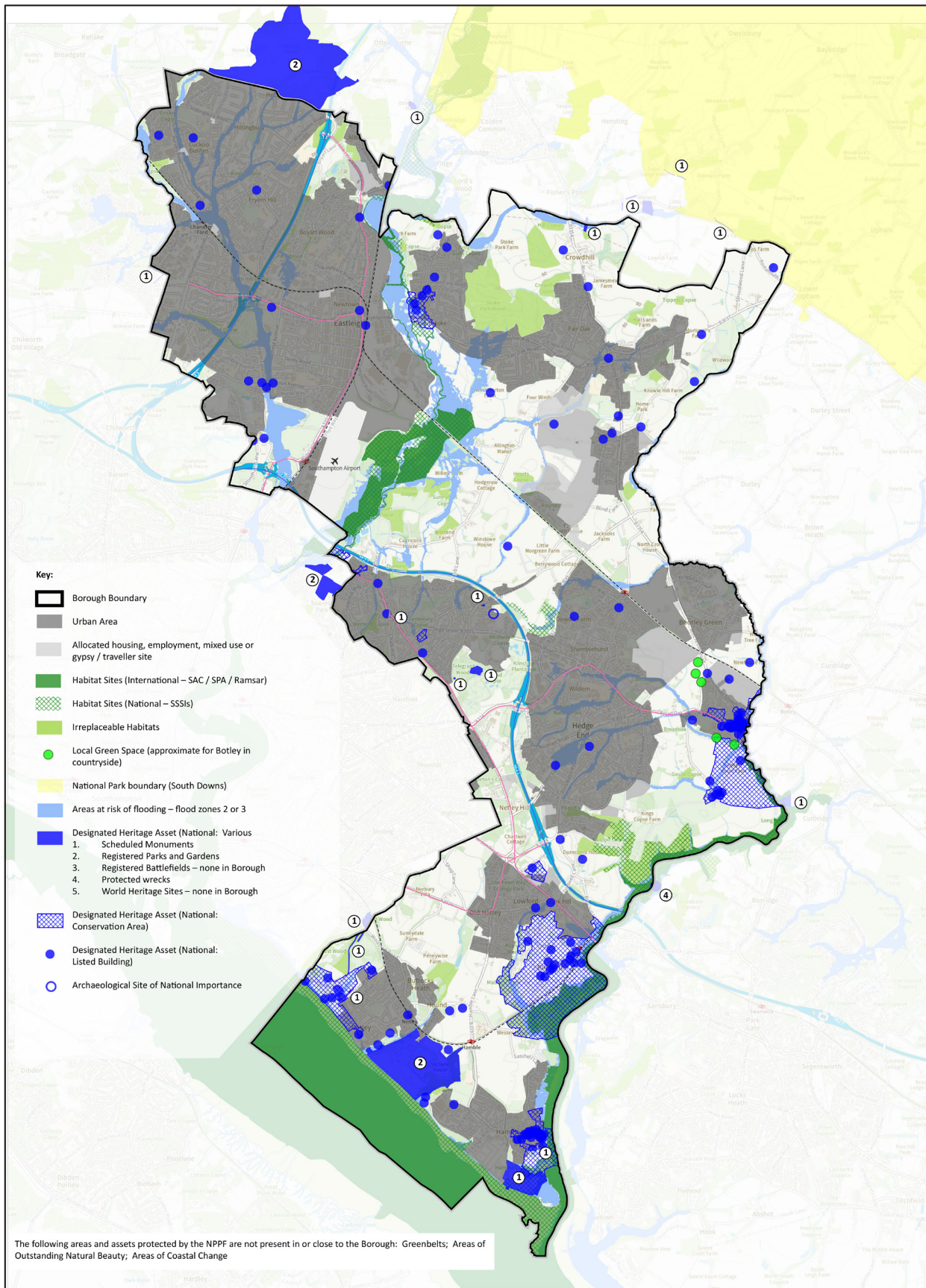
17. Key Approach 7: How many new homes, community facilities and business spaces should be located on green field sites?

- 17.1 As set out in the sections above, there is a need to consider whether we can accommodate 6,590 – 11,730 new homes on new urban and greenfield sites. As described in Key Approach 6, new homes and other development should be focussed on urban areas wherever possible and our initial estimates are that we could accommodate 2,160 new homes in urban areas. This would leave us with a need to consider whether we can accommodate 4,430 – 9,570 homes on new green field sites, and in addition whether we could accommodate some unmet needs from the wider connected area. There may also be a need to consider whether we can accommodate some new business space, to provide choice and resilience in the supply of sites and to help create mixed use communities with jobs close to where people live.
- 17.2 Government policy (the NPPF) explains that we need to plan to meet these needs unless there are strong reasons not to. Their policy explains that these strong reasons could relate to:
- Protecting (inter)nationally recognised areas. These include, for example, biodiversity and heritage designations, National Parks (such as the South Downs), or areas at risk of flooding. There are a number of these areas in or close to the Borough, [see Figure 2](#).
 - Adverse impacts in relation to other aspects of national policy which would significantly outweigh the benefits of meeting development needs. These include a wide range of considerations, for example protecting local biodiversity designations, recognising the intrinsic character of the countryside and the best agricultural land, safeguarding mineral resources and supporting sustainable transport (to reduce congestion, pollution and carbon emissions). These considerations are reflected in the proposed objectives for the plan suggested above.
- 17.3 These issues affect the overall number of new homes which can be provided, and where they should be located. They also affect how these new homes should be provided (for example, to create communities with jobs, facilities, infrastructure and green spaces).
- 17.4 National Government sets the overall approach, that the overall needs for development should be met unless there are strong reasons not to. As described above, local Councils (working with local communities and experts), decide how to implement this approach locally. An independent Local Plan Inspector will then consider whether this local approach is reasonable, set against the national policy.
- 17.5 At this early stage in local plan preparation, the Council does not have a view as to whether or not the overall need for development (including unmet needs from surrounding connected areas) can be met in the Borough.

- 17.6** However, given the scale of the need for new homes to consider in the Borough, it is clear that the options for new greenfield development will need to be very carefully considered against the overall approach set by national policy to understand how many new homes can be provided, where they should be located, and where there are strong reasons to protect areas from development.
- 17.7** The underlying task is to consider how the Borough can evolve as a place to ensure a good quality of life for everyone.
- 17.8** This means planning for significantly more homes and business space, to meet everyone's need for a home of their own and a job. It also means putting these homes in places where the most important countryside and green spaces for people and wildlife can be protected and enhanced, communities can be created (with local jobs and facilities), people can travel around easily when they need to, that air quality is enhanced and climate change emissions reduced. There is no one single solution which will fully meet all of these aims. Achieving the right balance will require very careful assessment and sometimes difficult decisions.



Figure 2: International and National Designations in Eastleigh Borough



Areas and Assets Protected by the NPPF ('Footnote 7 areas')

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Scale of new homes, community facilities and business spaces to be planned for on green field sites:

Question 23: Do you agree or disagree with our suggested overall approach?

Question 24: Do you have any comments on this approach?

18. Key Approach 8: Where should we locate new development? What improvements are needed to support development in these locations? Which areas should we protect?

Type of Greenfield Development: Major New Communities and / or Smaller Sites

- 18.1 Where new development is needed on greenfield sites, this can be provided in different ways.
- 18.2 Development can be focussed in major new growth areas. This would mean that new communities could be created, with enough homes to support local shops, schools, doctors' surgeries, public transport services and other important infrastructure and facilities. This approach is likely to focus the effects of development (e.g. more traffic and loss of countryside) in particular areas of the Borough, but may also support more ways of addressing these effects (e.g. more transport infrastructure and public green spaces).
- 18.3 Alternatively, development can be focussed on smaller sites. These sites are less likely to support new community facilities but may be able to connect to, support and upgrade existing facilities. This approach is likely to disperse the effects of development around the Borough. This may reduce the effect on any one community but may make it more difficult to address the cumulative effect of smaller sites across the Borough. Smaller sites are more likely to be delivered more quickly, maintaining a supply of new homes in the short term. (This will reduce the ability of developers to win sites 'on appeal').
- 18.4 Given the scale of need for new homes in the short, medium and long term, the Council is likely to need to plan for a mixture of sites: major new growth areas and smaller sites. The key will be to select major and smaller sites in the right locations.
- 18.5 The Interim Sustainability Appraisal (section 5) provides a further assessment of these issues.

Type of greenfield development (major new communities and/or smaller sites):

Question 25: Do you agree or disagree with our suggested overall approach?

Question 26: Do you have any comments on this approach?



Infrastructure and Improvements Needed alongside Greenfield Site Options

- 18.6 In-order to deliver new development in a way which will integrate with and create new communities, minimise impacts, and achieve the key approaches set out above, it is important that development is delivered alongside new infrastructure. This could include transport infrastructure (for example to improve public transport, walking and cycling, and to manage traffic congestion); new employment and social infrastructure (local jobs, shops, schools and health facilities); and new green infrastructure (green open spaces for people and for nature).
- 18.7 It is vital that landowners and developers factor in the costs of providing the wide range of important infrastructure and facilities needed by communities at an early stage.

Question 27: Which types of new infrastructure and improvements should be secured alongside new development?

Greenfield Site Options

- 18.8 Soon after the Council started the Local Plan Review, it issued a 'call for sites'. As a result 91 possible residential / mixed use development sites have been identified. (88 of these sites have been proposed to us by developers and landowners⁷. The other three sites were identified by the Council's planning policy team, simply to ensure all possible options are considered).
- 18.9 **It is important to highlight that none of these sites are being proposed for development at this stage by the Council in its role as planning authority. The Council needs to carefully consider and assess all the sites which have been put to it before it reaches any decisions.**
- 18.10 The Strategic Land Availability Assessment (SLAA) provides a baseline assessment of these 91 sites.
- 18.11 One of the sites is already allocated in the adopted local plan and has a resolution to grant planning permission, and therefore the general principle of development at this location has already been established and does not need to be assessed further⁸.
- 18.12 Government planning policy is clear that land with international and national designations, for example nature conservation or flood risk designations, should be protected. One of the sites proposed is wholly within a national designation. Therefore, the Council considers this is an unsuitable site and should not be assessed further⁹.
- 18.13 This leaves 89 sites where the principle of whether or not they are suitable locations for development needs to be considered further. In order to review its Local Plan, the Council has to assess all of the sites put to it. As stated above, the Council has no view at present as to which of these sites should be allocated for development in the Local Plan review, and which should remain as protected countryside. Therefore, no weight can be placed on the inclusion of these sites in this document.

7 The Council as landowner has put forward two new sites for consideration for development. (It has also put forward three sites for consideration solely for environmental mitigation).

8 SLAA site FO 14: One Horton Heath.

9 SLAA site HOU004: Woodlands, Hound Road, Netley. This site is wholly within a Designated Heritage Asset: Registered Park and Garden. If you wish to make comments on the proposed removal of this site from further consideration, please do so in the questions in the Small and Medium Site Options section below.

- 18.14** Given the need for new homes and other development, the Council considers that all of these 89 sites should be assessed further to understand whether they are suitable for development, or whether there are strong reasons why they should not be developed. The Interim Sustainability Appraisal starts to assess all these sites further.
- 18.15** We are seeking your views on all of these sites. We will also undertake further more detailed assessments as needed, before selecting the preferred sites for development.
- 18.16** For the Interim Sustainability Appraisal, to facilitate the assessment, we have combined the 89 individual sites proposed by developers into:
- 4 Strategic Development Options (SDOs);
 - 52 Small and Medium Sites Options (SMSOs).
- 18.17** The Interim Sustainability Appraisal (section 6) explains how these options have been identified. Each of the 89 sites are included within one of these SDOs or SMSOs.
- 18.18** Again, it is important to highlight that these simply represent different options for assessment. The Council has no views at this stage as to which site options (or parts of sites) should be allocated for development.
- 18.19** These site options are the ‘building blocks’ for alternative Borough wide development strategies. At this stage the Council is assessing and seeking views on each of the individual sites to better understand the relative merits of each site. This will help the Council to understand how different combinations of sites could build up alternative Borough wide development strategy options, which in turn will help us to understand the best overall approach for the Borough.
- 18.20** The Interim Sustainability Appraisal (section 6) sets out a preliminary assessment of all SDOs and SMSOs. At this stage the appraisal focuses on the ability of sites to provide a mix of homes and jobs, their proximity to shops, community facilities and public transport, their effect on environmental issues (e.g. settlement gaps, agricultural land value, etc), and their effect on heritage assets. The assessment is supported by interim background papers on settlement gaps, biodiversity and landscape. These interim assessments are prior to the consideration of any mitigation measures.
- 18.21** A Habitat Regulations Assessment Screening Report has also been prepared. This starts the assessment of sites in relation to international biodiversity designations.
- 18.22** Before the Council selects its preferred options, it will undertake further assessment of the issues where needed, including where relevant the potential to mitigate any effects.
- 18.23** The sections below ask for your views on the SDOs and SMSOs.
- 18.24** If you would like to comment on the supporting assessments, an opportunity to do so is provided at the end of this document in [Appendix 1](#).

Strategic Development Options (SDOs) for New Communities

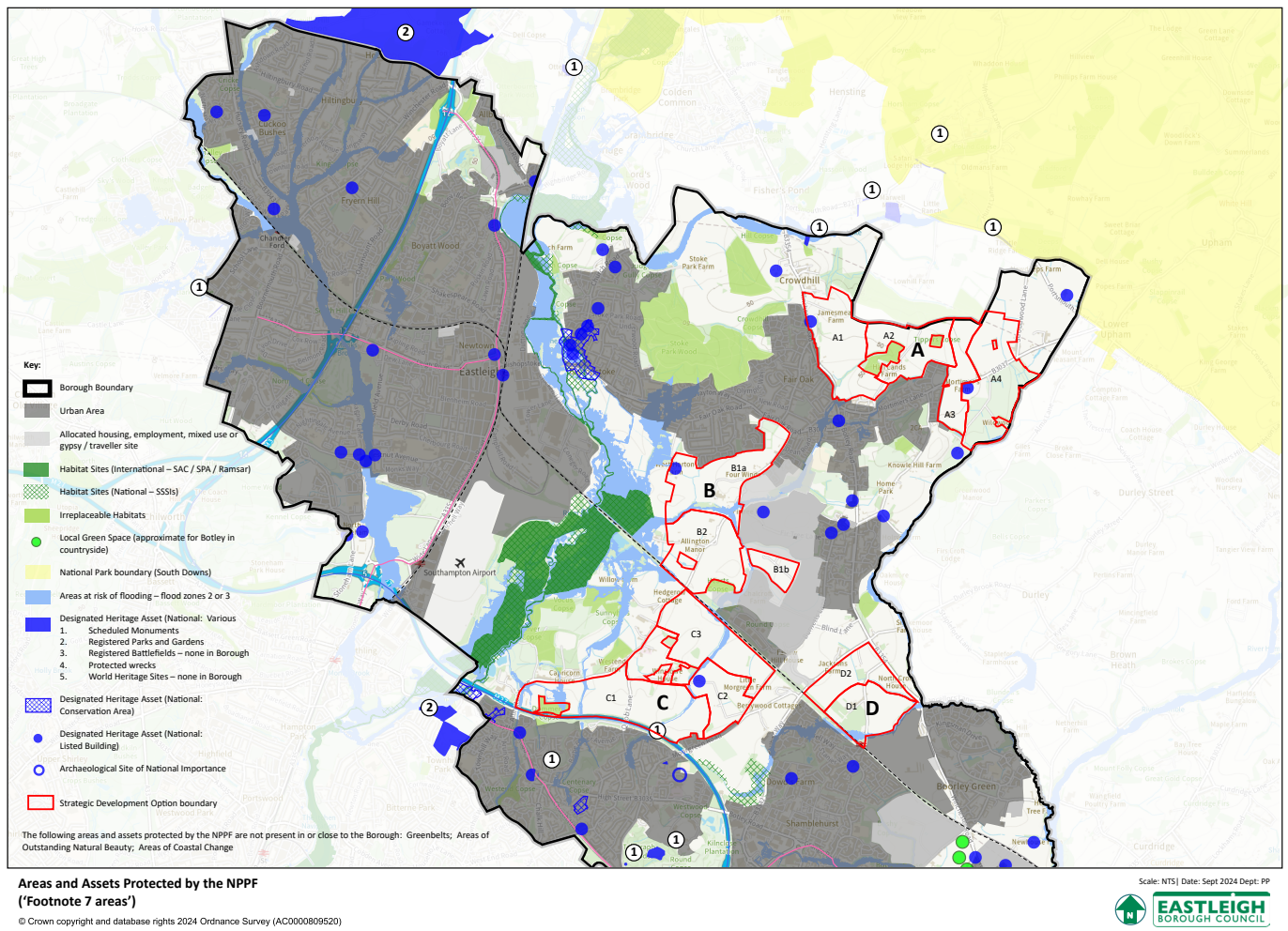
- 18.25** We have identified four different Strategic Development Options (SDOs), based on the groupings of sites which have been proposed to us by developers or landowners. We need to decide which of these SDOs, or which parts of these SDOs, should be allocated for development through the Local Plan review, and which should continue to be protected as countryside. We want to hear your views at this early stage.
- 18.26** As set out in the Interim Sustainability Appraisal (section 6) , the SDOs are in locations around the Borough which avoid extensive areas of the most important (international and national) designations, and may have the ability to



create and deliver new communities which respect the Borough's other important characteristics. These are set out in [Figure 3](#), followed by a brief summary of the initial assessment of each SDO.

- 18.27** Each overall SDO covers a large area, and so is divided into sub areas based on natural landscape boundaries (for example tree lines). This enables us to assess different levels of growth, and consider whether the whole SDO should be developed, whether only part of the SDO should be developed, or whether none of the SDO should be developed. The sub areas are based on smaller through to increasing larger areas of development extending out from the existing urban area.
- 18.28** Each SDO would be a mixed use community. This would include space for new homes and green spaces for people and nature. Depending on the scale of the SDO (or part SDO) this could also include businesses, schools, and health facilities. Further assessment of the facilities which could be provided is required (for example, in dialogue with the education and health authorities). An initial estimate of the number of new homes which could be provided alongside space for these other facilities and green spaces is set out below.
- 18.29** The final Local Plan might be based on whole SDOs, or parts of different SDOs across the Borough.
- 18.30** Therefore, our questions ask for any views you have on the whole SDO, and parts of the SDO.
- 18.31** The SDOs (each with sub areas) are:
- SDO A – North east of Fair Oak;
 - SDO B – South of Bishopstoke;
 - SDO C – North of West End;
 - SDO D – North of Hedge End.
- 18.32** The SDOs have been defined based on groupings of sites put forward by developers and landowners, and also to identify coherent geographical areas. Therefore, small parts of most SDOs, and around half of SDO B, include land which has not been put forward by landowners for consideration. We will welcome views from these landowners to understand their aspirations for their land.

Figure 3: Strategic Development Options



Initial Assessment

18.33 Based on the Interim Sustainability Appraisal, the initial assessments of the SDOs are summarised below. This is an initial assessment only to facilitate consultation. It is important to stress that at this stage, the ability to mitigate impacts or provide new services, facilities or infrastructure has not yet been assessed. Further more detailed assessment will be undertaken as the review of the plan progresses. At this stage, the key points are:

- Mix of homes:** all of the SDOs are large enough to provide a mix of homes, including affordable and specialist homes.
- Provision of jobs:** all of the SDOs are large enough and located to be able to potentially provide some local job opportunities.
- Proximity to centres:** none of the SDOs are close to a town centre, a district centre or a major supermarket. (SDO B may be closest to a town centre, although still over 3.2 kilometres away and subject to further assessment regarding the ability to achieve direct access in the light of biodiversity designations. SDO D is slightly closer to a district centre than the other SDOs). SDO A1 is close to a village centre.
- Provision of primary health care facilities:** at least some of the SDOs may be large enough to potentially provide primary health care facilities (this will need to be discussed further with the Integrated Care Board).



- e. **Proximity to schools:** the potential for SDOs to provide new schools will be discussed further with Hampshire County Council (the education authority). At this initial stage, the proximity to existing schools is assessed. Recognising that secondary school pupils are able to travel further, SDO A1 is relatively close to a secondary school, whereas SDOs B and D are relatively distant and SDO C particularly distant from a secondary school. Most of the SDOs are relatively distant from a primary school, although SDO C1 is not too far away.
- f. **Proximity to bus services:** SDO A, B1a and D score as ‘very good’ or ‘good’; SDO C scores as ‘poor or very poor’ (scores are based on the proximity to and frequency of bus services).
- g. **Proximity to rail station:** Most SDOs are a considerable distance from the nearest rail station, but SDO D is relatively close to a station.
- h. **Traffic congestion and air quality:** Without additional transport measures, all of the SDOs have the potential to increase traffic in congested areas, and in air quality management areas or other areas at risk of exceeding air quality standards.
- i. **Ecology:** At this stage, the SDOs are assessed prior to mitigation.
- International designations: All of the SDOs have a likely significant effect in a number of ways on international designations without mitigation. However SDO A would not have an impact on recreational disturbance, and SDO A1 – 3 would not have site specific hydrological impacts¹⁰.
 - National designations: All of the SDOs would have a major impact on national designations without mitigation. However SDO C would have the highest number of major impacts (6), followed closely by SDOs A and B (5 each), and SDO D would have the lowest number of major impacts (2). Of these, SDOs A and D would have no impacts on SSSIs.
 - Other designations: All of the SDOs would have a major impact on other designations without mitigation. In this case SDOs A and C have the highest number of major impacts (16), followed by SDO B (12) with SDO D again having the lowest number of major impacts (9)¹¹.
- j. **Settlement gaps:** Nearly all of the SDOs would have a significant impact on the ability to maintain strong settlement gaps without mitigation. However, SDO A1/A2 and B1b would have no impact on gaps, and SDO A3 would only have some impact.
- k. **Landscape:** None of the SDOs include designated landscapes. However, all of the SDOs include landscapes identified with high or medium sensitivity to change. However, SDO A1 and A2 and SDO C3 contain the largest proportion of high sensitivity landscape areas. Although both SDO C and SDO D contain a large proportion of areas identified with a moderate sensitivity to change, SDO D is a much smaller area and therefore the amount of land involved is significantly less. The landscape of SDO B is the least sensitive to change.
- l. **South Downs National Park:** the national park lies just outside the Borough. All SDOs might have traffic effects on the national park, although this is probably more likely for SDO A. SDO A3/A4 may have a landscape effect on the national park.
- m. **Other environmental issues:** The SDOs are not affected by significant areas at risk of flooding. All of SDO A and the majority of SDO B consist of lower grade agricultural land. The majority of SDO C consists of medium

¹⁰ Habitat Regulations Assessment (HRA) Screening Report Table 5.12

¹¹ At this stage the results are set out in the Interim Biodiversity Background Paper rather than the Interim Sustainability Appraisal. The national designations are those of particular importance as defined by the NPPF footnote 7: SSSIs and ancient woodlands. The other designations / habitats considered are SINCs, priority habitats and movement corridors. As summarised above, the major impacts from individual impact pathways on the designations are those which would be generated by at least half or more of the development site. Further detail is in the background paper. This will be updated to take account of mitigation measures.

grade agricultural land (with some higher and some lower grades). A small majority of SDO D consists of higher grade agricultural land. SDO D, and the majority of SDO C, are outside a mineral safeguarding area. The majority of SDOs A and B are in a mineral safeguarding area.

- n. **Heritage:** All of the SDOs have the potential to have an effect on the significance of a heritage asset, although in the case of SDO C1 this asset is more distant.
- o. **Deliverability:** Most of the land in most of the SDOs has been proposed by developers / landowners, so is available during the plan period. However, only about half of SDO B has been proposed by a developer / landowner for development.

18.34 The Interim Sustainability Appraisal (section 6) provides a further assessment of these issues in relation to each SDO.

18.35 It is important to restate that many of these issues need to be assessed in more detail, and the potential to provide mitigation measures, new services, facilities or infrastructure has not yet been assessed. Further issues also need to be assessed, for example the relationship to open space provision, green infrastructure and biodiversity net gain.

18.36 Based on the initial assessment above, the key differences between the SDOs are also highlighted below.

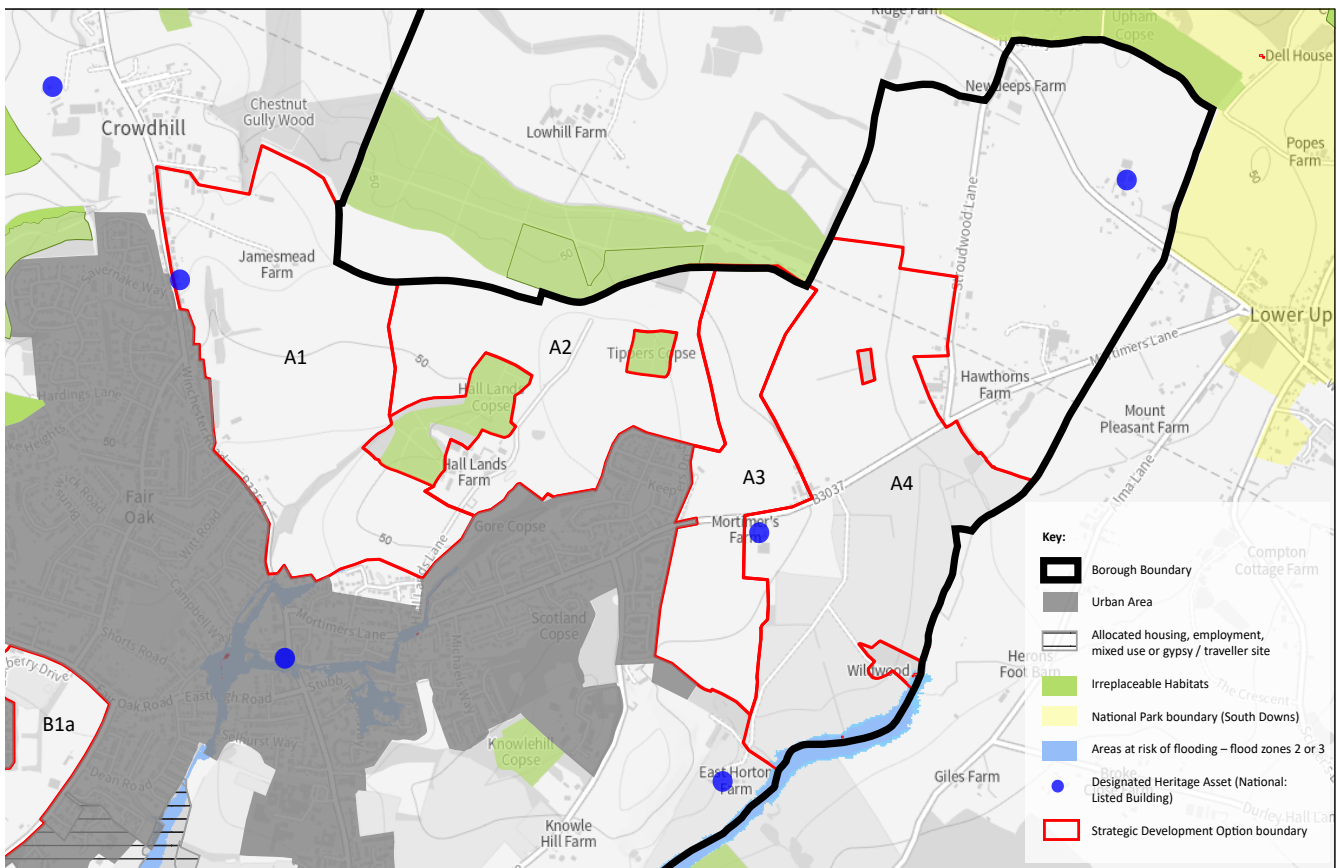
SDO A: North East of Fair Oak

18.37 Mixed use community including new homes, green spaces and potentially business space / community facilities.

SDO sub areas	Possible number of new homes:
A1	1,500
A1+A2	2,600
A1+A2+A3	3,400
A1+A2+A3+A4	4,600



Figure 4: SDO A: North East of Fair Oak



Areas and Assets Protected by the NPPF - SDO A ('Footnote 7 areas')

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Scale: NTS | Date: Sept 2024 Dept: PP



18.38 The potential differences between SDO A and the other SDOs are as follows (see the 'Initial Assessment' above for a fuller description):

- SDO A1 is relatively close to Fair Oak village centre and a secondary school.
- SDO A1 is close to a frequent bus service. The rest of SDO A is also close to a bus service, albeit less frequent.
- Whilst SDO A generally has the same likely significant effects on international biodiversity designations prior to mitigation, unlike the other SDOs it would not have an effect on recreational disturbance on the New Forest or Solent, and SDO A1 – 3 would not have site specific hydrological impacts on the River Itchen or Solent.
- Prior to mitigation, SDO A (and C) would have more impacts from disturbance and unsupervised pets on ancient woodland and SINCs than the other SDOs.
- Unlike the other SDOs, SDO A1/A2 would have no impact on settlement gaps. (SDO A3 would have some impact, and as with the other SDOs, SDO A4 would have a significant impact).
- SDO A1/A2 have a greater proportion of landscapes with high sensitivity to change.
- Relative to the other SDOs, SDO A may have more effect on the South Downs National Park in terms of traffic, and SDOs A3 and A4 may have more effect in terms of landscape.
- SDO A consists of lower grade agricultural land, and the majority of the SDO is in a mineral safeguarding area.

Question 28: Do you agree or disagree with developing all or part of SDO A?

Question 29: Do you have any comments on developing SDO A or any part of SDO A?

Question 30: Which infrastructure improvements would be needed if SDO A or any part of SDO A were developed?

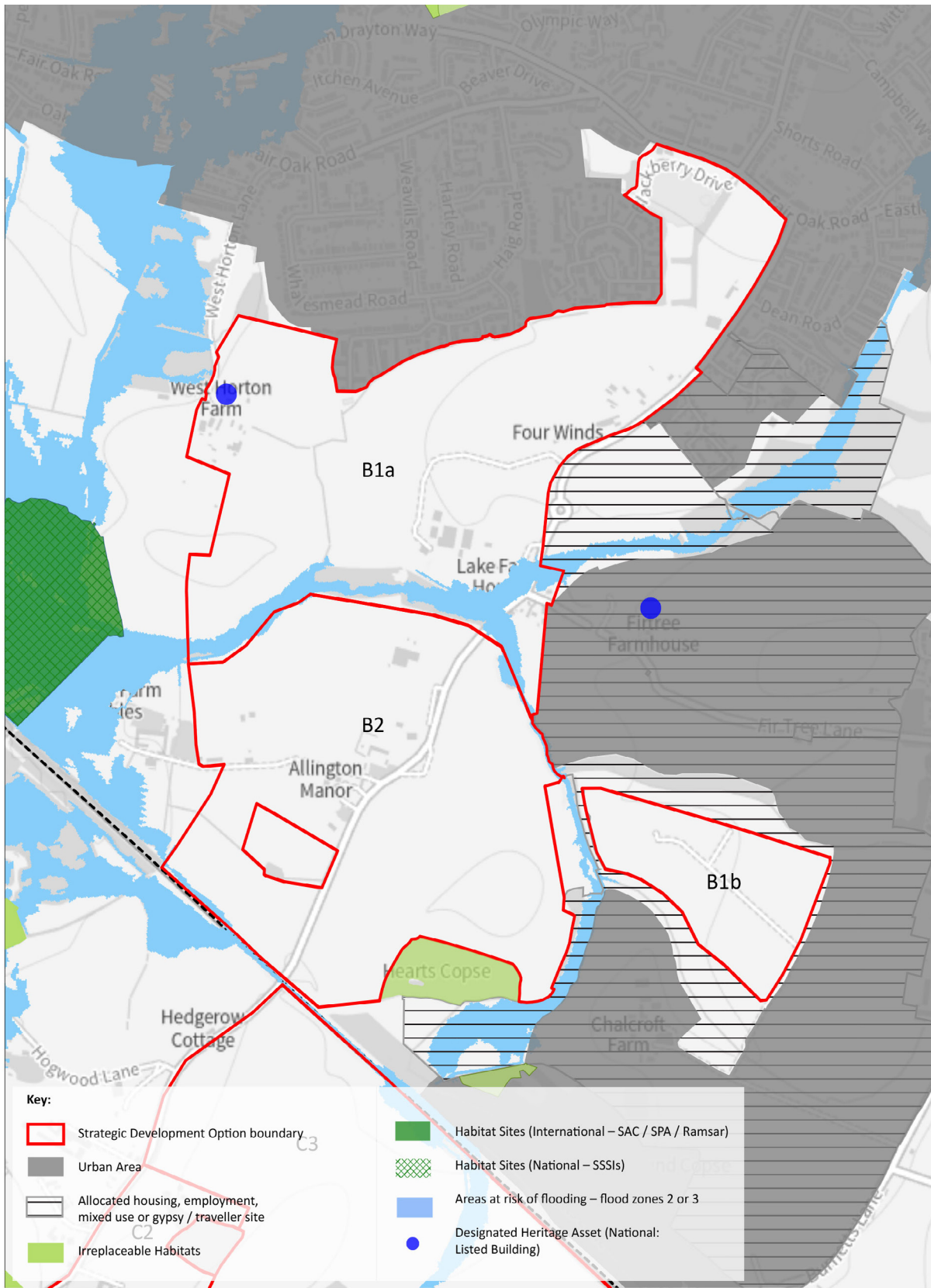
SDO B: South of Bishopstoke

18.39 Mixed use community including new homes, green spaces and potentially business space / community facilities.

SDO sub areas	Possible number of new homes:
B1a	1,700
B1b	300
B1a + B1b	2,000
B1a + B1b + B2	2,800



Figure 5: SDO B: South of Bishopstoke



Areas and Assets Protected by the NPPF - SDO B ('Footnote 7 areas')

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Scale: NTS | Date: Sept 2024 Dept: PP



18.40 The potential differences between SDO B and the other SDOs are as follows (see the 'Initial Assessment' above for a fuller description):

- SDO B may be closest to Eastleigh town centre, although is still over 3.2 kilometres away and this is subject to further assessment regarding the ability to achieve direct access in the light of biodiversity designations.
- SDO B1 is not too far from a secondary school, although SDO B as a whole is some distance away.
- SDO B1 is relatively close to a frequent bus service. The rest of SDO B lies a little further away from this service.
- Unlike the other SDOs, prior to mitigation a high proportion of SDO B would have a major impact on water volume and quality in relation to an SSSI.
- Prior to mitigation, SDO B (and C) would have more impacts in terms of isolating SSSIs than the other SDOs.
- SDO B has the landscape least sensitive to change.
- The majority of SDO B consists of lower grade agricultural land and is in a mineral safeguarding area.
- Unlike the other SDOs, only about half of SDO B has been proposed by a developer or landowner. (In addition, SDO B1b is currently a solar farm and may only be available in the longer term of the plan period). We will welcome the views of these landowners to understand their aspirations for their land.

Question 31: Do you agree or disagree with developing all or part of SDO B?

Question 32: Do you have any comments on developing SDO B or any part of SDO B?

Question 33: Which infrastructure improvements would be needed if SDO B or any part of SDO B were developed?

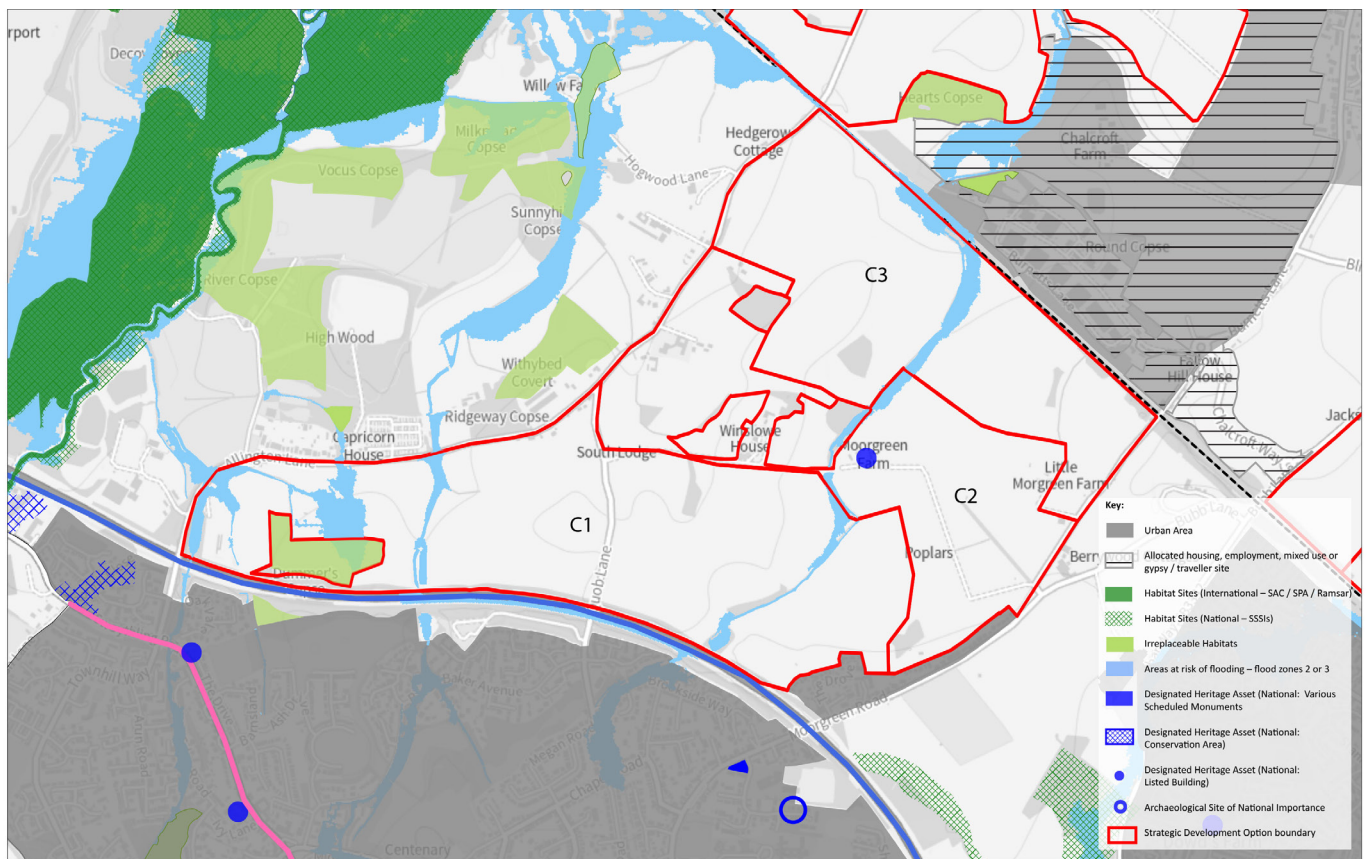
SDO C: North of West End

18.41 Mixed use community including new homes, green spaces and potentially business space / community facilities.

SDO sub areas	Possible number of new homes:
C1	2,300
C1+C2	3,700
C1+C2+C3	4,600



Figure 6: SDO C: North of West End



Areas and Assets Protected by the NPPF - SDO C ('Footnote 7 areas')

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18.42 The potential differences between SDO C and the other SDOs are as follows (see the 'Initial Assessment' above for a fuller description):

- SDO C is a considerable distance from a secondary school, although SDO C1 is not too far from a primary school.
- SDO C1 and C2 are some distance from a bus service, and this is only an infrequent service. SDO C3 is a considerable distance from this infrequent service.
- Prior to mitigation, SDO C (and A) would have more impacts from disturbance and unsupervised pets on ancient woodland and SINCs than the other SDOs.
- Prior to mitigation, SDO C (and B) would have more impacts in terms of isolating SSSIs than the other SDOs.
- SDO C3 has a greater proportion of landscapes with high sensitivity to change.
- The majority of SDO C consists of medium grade agricultural land (with some higher and some lower value land), and the majority lies outside a mineral safeguarding area.
- Unlike the other SDOs, SDO C1 is more distant from the nearest heritage asset.

Question 34: Do you agree or disagree with developing all or part of SDO C?

Question 35: Do you have any comments on developing SDO C or any part of SDO C?

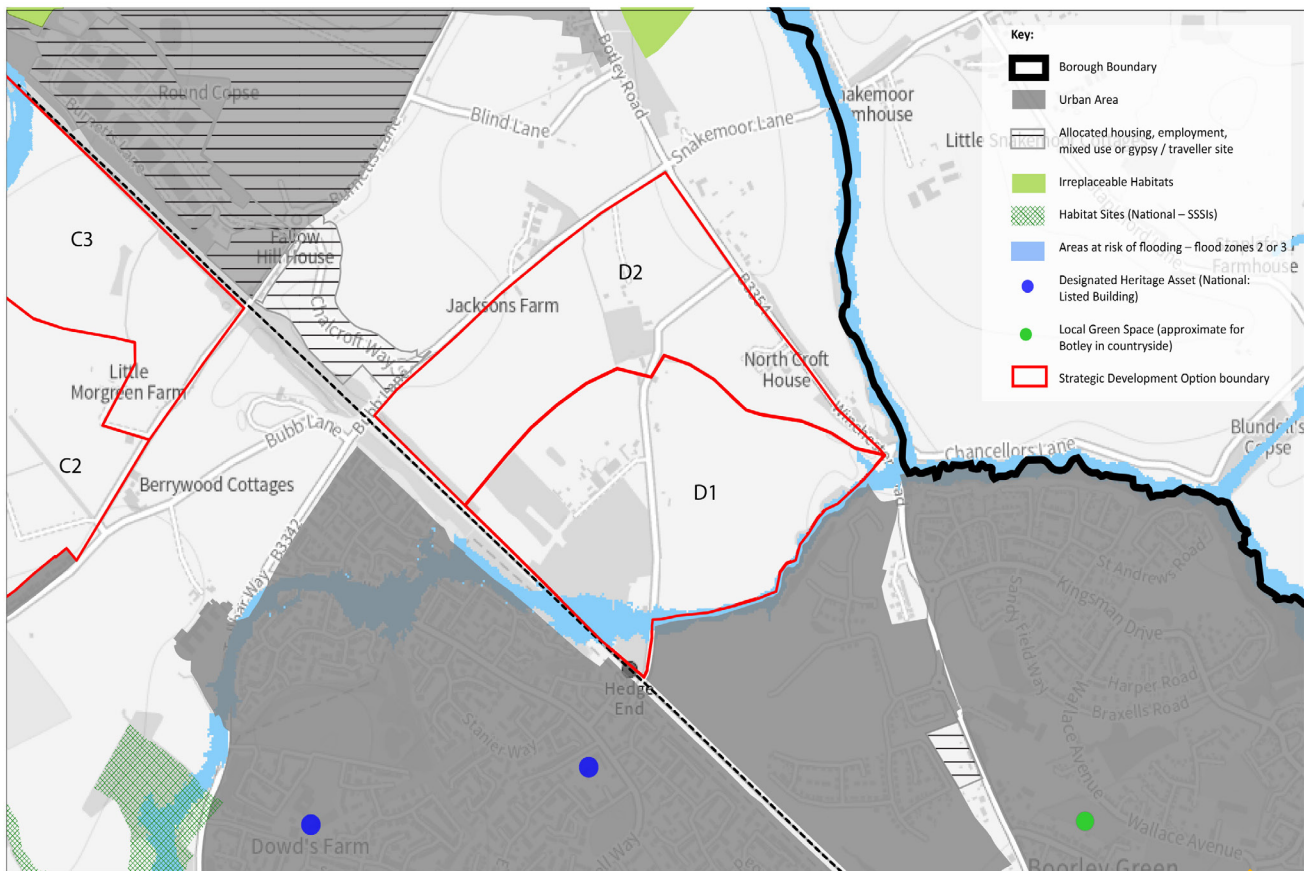
Question 36: Which infrastructure improvements would be needed if SDO C or any part of SDO C were developed?

SDO D: North of Hedge End

18.43 Mixed use community including new homes, green spaces and potentially business space / community facilities.

SDO sub areas	Possible number of new homes:
D1	900
D1+D2	1,300

Figure 7: SDO D: North of Hedge End



Areas and Assets Protected by the NPPF - SDO D ('Footnote 7 areas')

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18.44 The potential differences between SDO D and the other SDOs are as follows (see the 'Initial Assessment' above for a fuller description):

- SDO D is some distance from a secondary school.
- SDO D is close to a frequent bus service. It is also relatively close to a rail station, albeit one offering an infrequent service.
- SDO D would have fewer impacts in terms of isolating designations than the other SDOs.
- A small majority of SDO D consists of higher grade agricultural land, and the SDO lies outside a mineral safeguarding area.

Question 37: Do you agree or disagree with developing all or part of SDO D?

Question 38: Do you have any comments on developing SDO D or any part of SDO D?

Question 39: Which infrastructure improvements would be needed if SDO D or any part of SDO D were developed?

Small and Medium Site Options

18.45 The 52 small and medium site options are located across the Borough. They are shown on [Figure 8](#), and in more detail on [Figures 9 - 11](#). The sites which are in grey hatching have previously had planning applications refused by the Council. In some of these cases an appeal by the applicant was also dismissed. Where there is no change in circumstance (either on the ground or in policy) the reasons for these refusals can be taken into account. However, there is also a need for further development, and so all sites need to be assessed to understand which are currently the most appropriate sites for development.

18.46 The 52 sites are made up of individual sites which have been proposed to the Council by developers and landowners. At this stage, the Council has no view on these sites. The Council needs to assess all the sites which have been put to it, before deciding which should be allocated for development and which should continue to be protected as countryside.

Initial Assessment

18.47 Based on the Interim Sustainability Appraisal, the initial assessments of the SMSOs are summarised below. This is an initial assessment only to facilitate consultation. It is important to stress that at this stage, the ability to mitigate impacts or provide new services, facilities or infrastructure has not yet been assessed. Further more detailed assessment will be undertaken as the review of the plan progresses. At this stage, the key points are:

- **Mix of homes:** the majority of SMSOs are large enough to provide a mix of homes, including affordable and specialist homes.
- **Provision of jobs:** over half of the SMSOs are large enough and located to be able to provide local job opportunities.

- **Proximity to centres:** very few of the SMSOs are close to a town or district centre or major supermarket, although a small number of sites are closer to such facilities.
- **Provision of primary health care facilities:** a handful of sites are large enough potentially to provide a new primary healthcare facility (pending discussions with the Integrated Care Board); almost half of the SMSOs however are neither large enough to provide a primary healthcare facility or lie over 1,600m away from an existing such provision.
- **Proximity to schools:** recognising that secondary school pupils are able to travel further, around a fifth of sites are fairly close to existing provision. Almost half of SMSOs are, however, relatively distant from existing secondary provision.

Although a handful of sites are fairly close to existing primary schools, a majority of the SMSOs are relatively distant from existing such provision.

- **Proximity to bus services:** over half of sites lie close to existing bus services, but around a quarter remain fairly distant from provision (scores are based on the proximity to and frequency of bus services).
- **Proximity to a rail station:** almost three-quarters of SMSOs are a considerable distance from a railway station.
- **Traffic congestion and air quality:** Without additional transport measures, all of the SMSOs have the potential to increase traffic in congested areas, and in air quality management areas or other areas at risk of exceeding air quality standards. (Hampshire County Council consider that at least until any improvements are implemented to Hamble Lane, it is considered inappropriate from a traffic perspective for further development to be allocated along Hamble Lane¹²).
- **Ecology:** All of the SMSOs have a likely significant effect in some ways on international biodiversity designations without mitigation. A number of sites also have a range of additional likely significant effects¹³. Prior to mitigation, the SMSOs have a range of impacts on national and other designations¹⁴.
- **Settlement gaps:** around two-fifths of the SMSOs would have a significant impact on the ability to maintain strong settlement gaps. However, a further two-fifths of sites would have no impact on gaps.
- **Landscape:** to be assessed.
- **South Downs National Park:** to be assessed (although nearly all SMSOs are some distance from the national park).
- **Other environmental issues:** a majority of SMSOs are not affected by tidal or river flooding, and around four-fifths of sites are not generally affected by surface or groundwater flooding. Other environmental issues (minerals, agricultural land) are to be assessed.
- **Heritage:** Whilst a majority of the SMSOs have no potential for effects on the significance of a heritage asset, around a fifth have the potential for major effects upon heritage significance.
- **Deliverability:** a vast majority of the SMSOs have been proposed by developers / landowners and are therefore available during the plan period. A handful of sites are subject to a range of issues e.g. submitted without landowner knowledge or already allocated for minerals extraction.

18.48 The Sustainability Appraisal (section 6) provides a further assessment of these issues in relation to each SMSO.

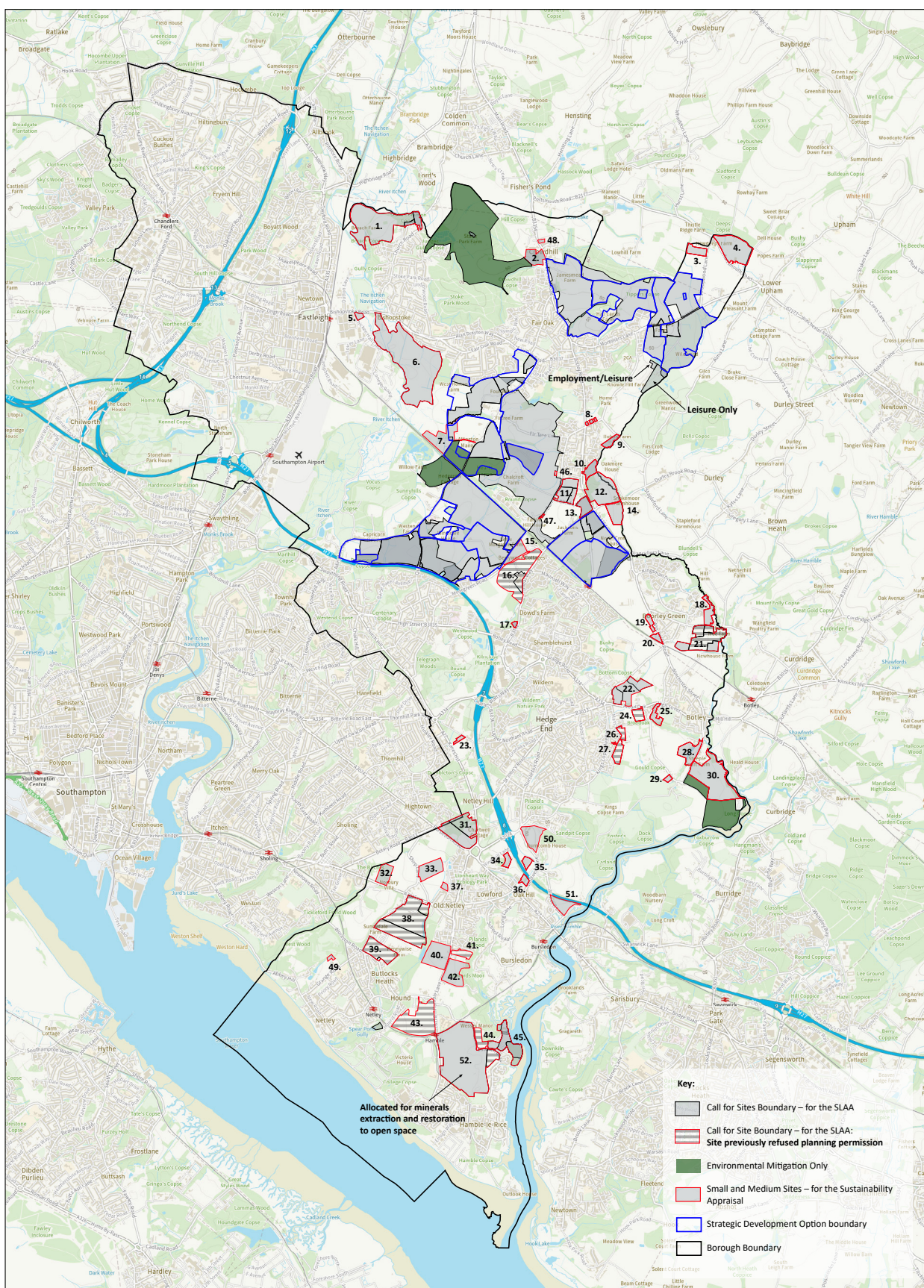
¹² Hampshire County Council Executive Member for Environment and Transport Decision Report 12 March 2019.

¹³ See Habitat Regulations Assessment (HRA) Screening Report Table 5.12

¹⁴ Further details in the Interim Biodiversity Background Paper (rather than the Interim Sustainability Appraisal)



Figure 8: Small and Medium Site Options



Small and Medium Site Options

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Figure 9: Small and Medium Site Options - North

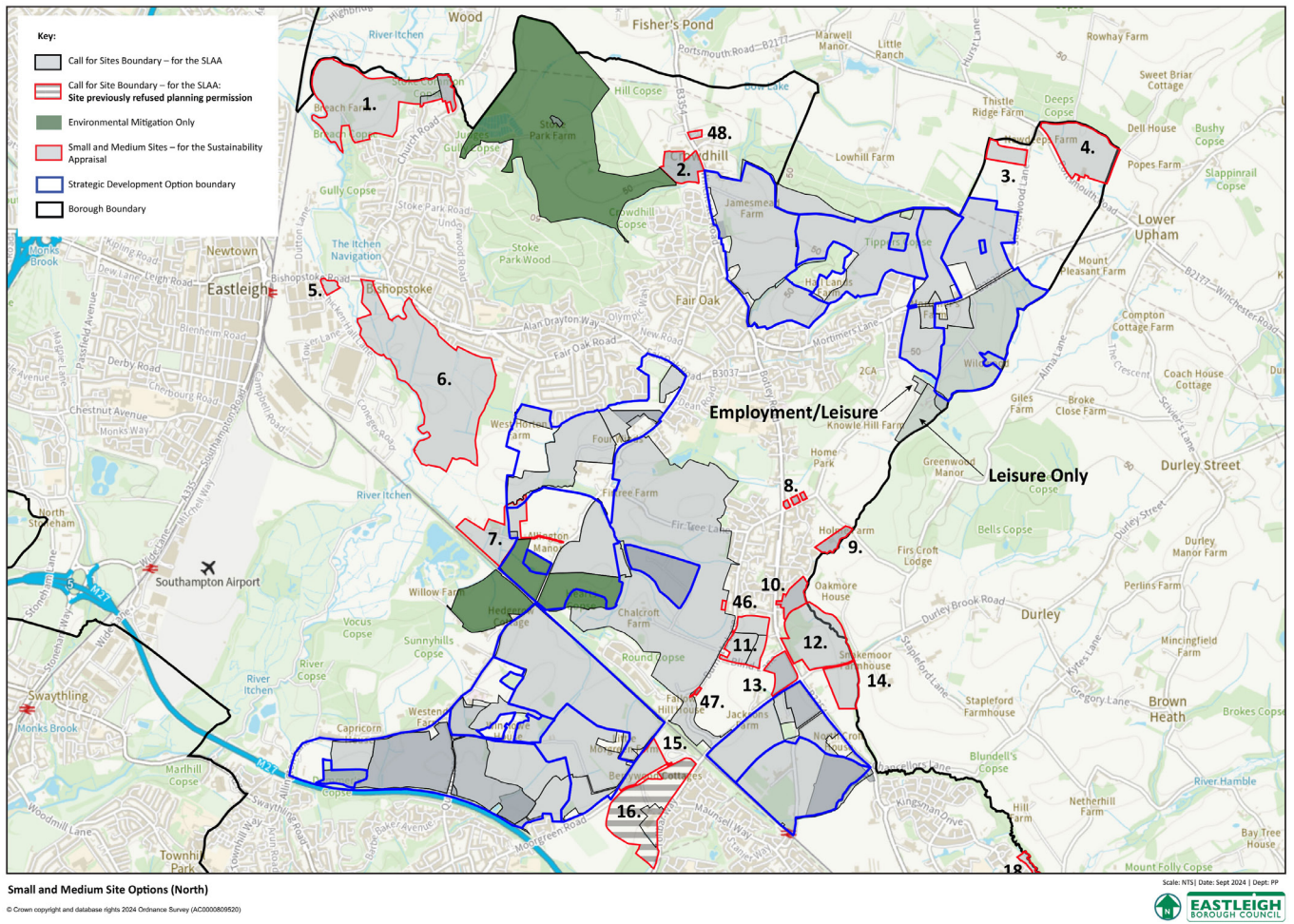
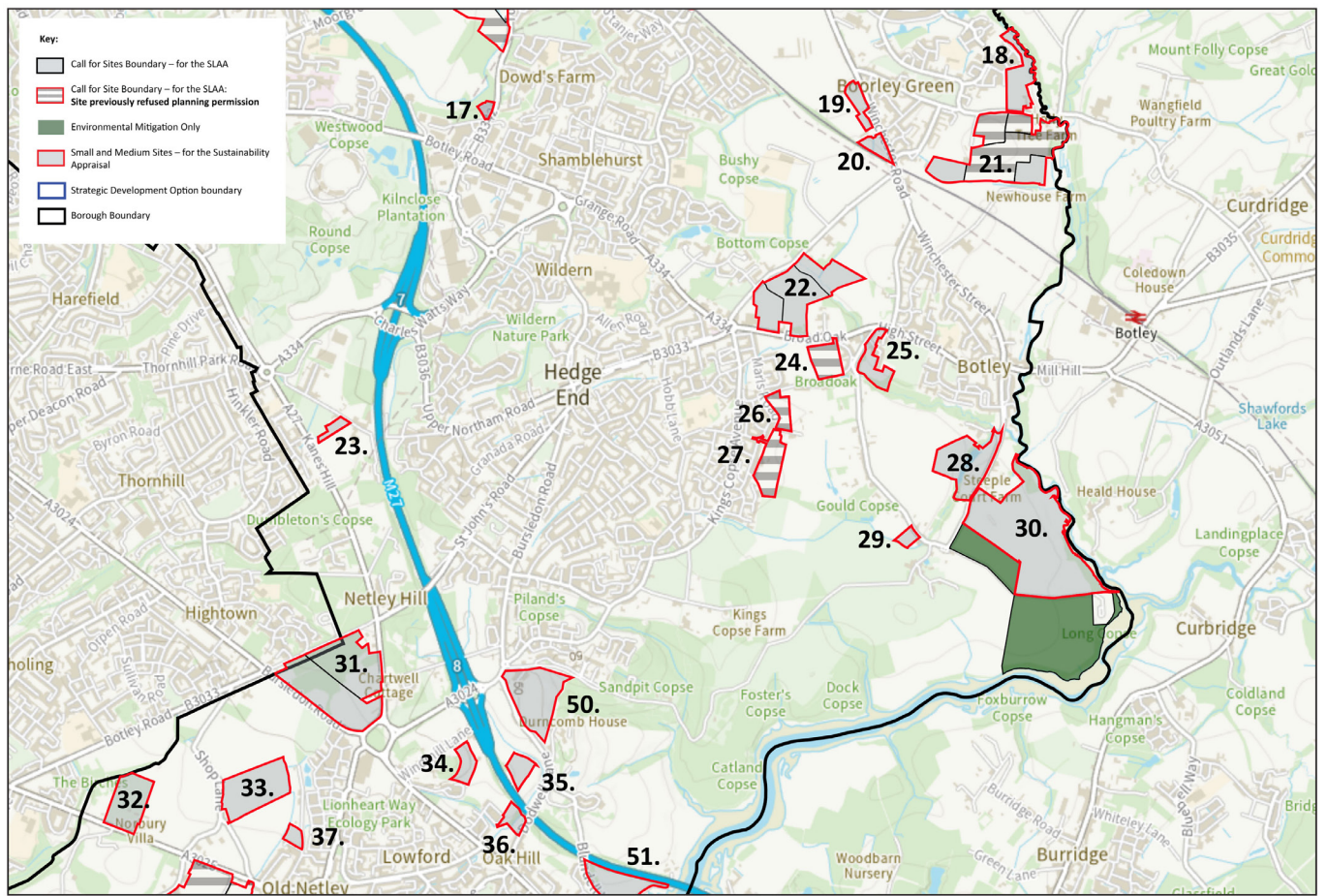


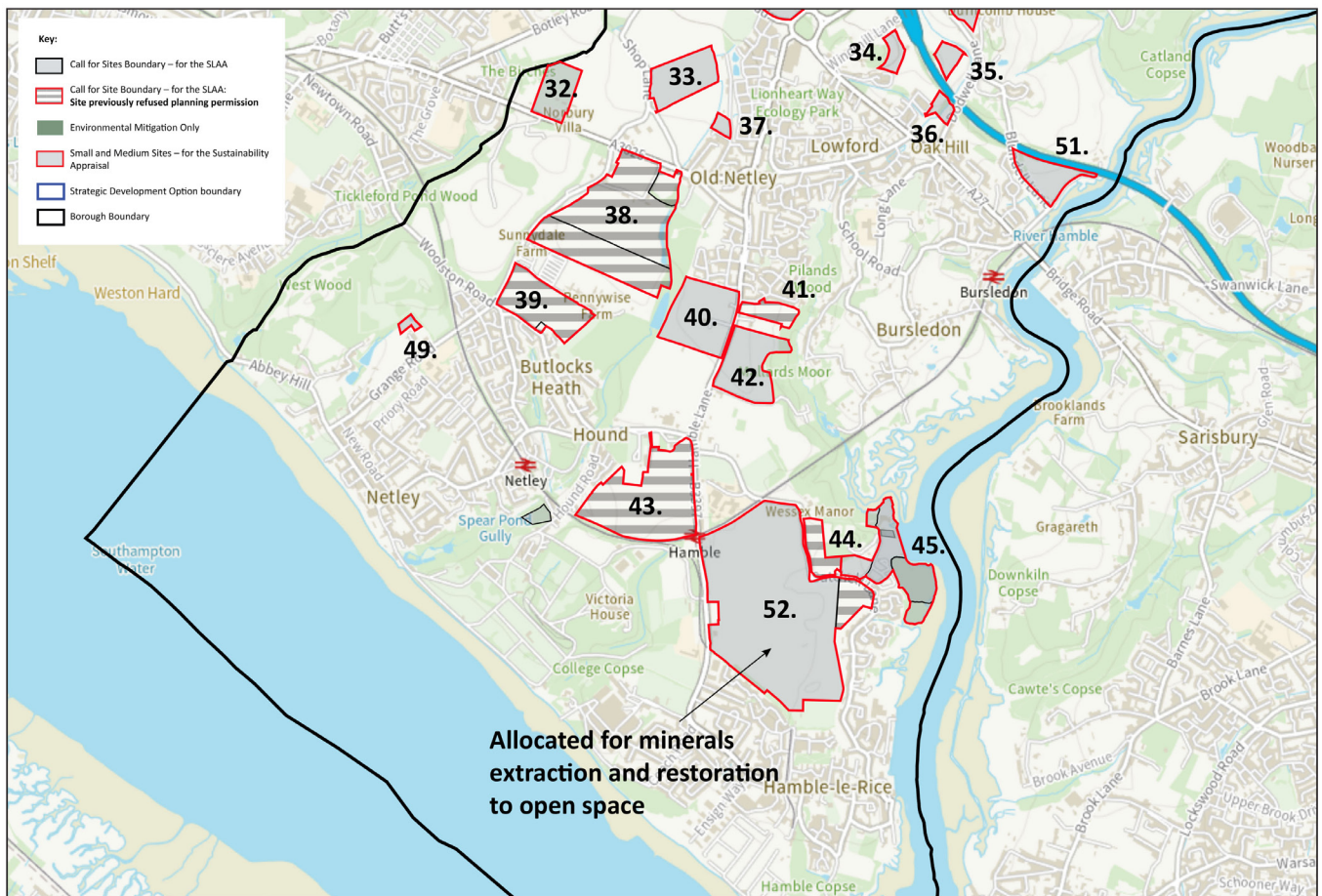
Figure 10: Small and Medium Site Options – Central



Small and Medium Site Options (Central)

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Figure 11: Small and Medium Site Options – South



Small and Medium Site Options (South)
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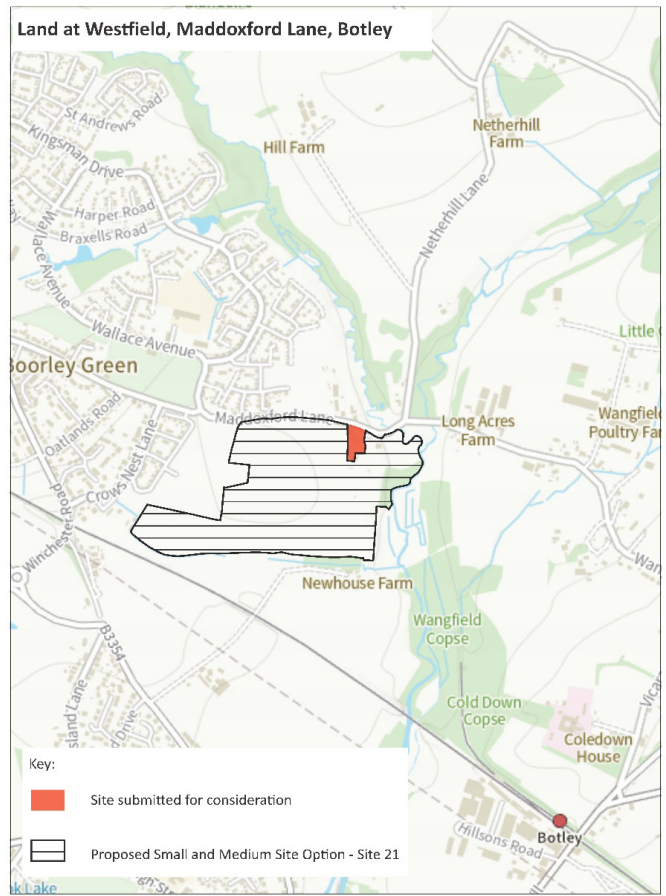
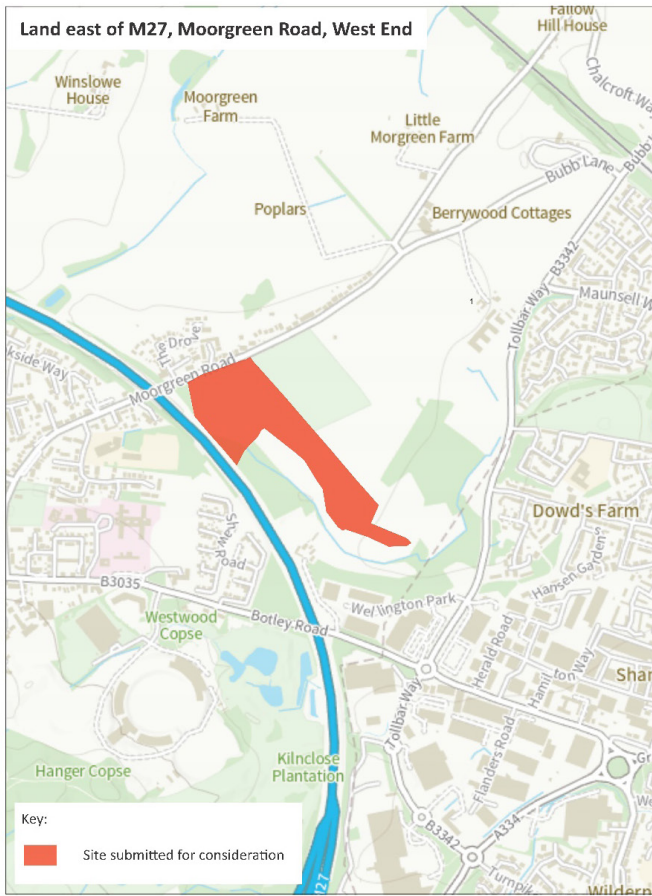
Question 40: Do you have any comments on developing any of the small and medium site options?

Question 41: Which infrastructure improvements would be needed if any of these sites were to be developed?

18.49 Four sites have been proposed by developers or landowners more recently, and so they have not yet been assessed through the interim Strategic Land Availability Study (SLAA). However two of these sites are small areas which lie within either a SDO or SMSO, and so have been assessed in the interim Sustainability Appraisal (SA). The other two are new sites, so have yet to be assessed in either the SLAA or the SA. These two sites are shown in [Figure 12](#). (One of the sites is immediately adjacent to SMSO 21).



Figure 12: Additional Sites Proposed



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Question 42: Do you have any comments on developing the two sites proposed more recently?

Question 43: Which infrastructure improvements would be needed if either of these sites were to be developed?

Other Sites

Question 44: Are there any other sites which should be considered for development which have not currently been identified by developers / landowners or the Council?

18.50 Please provide a site map and if you are a developer or a landowner also complete a SLAA form which can be found here: [Call for sites](#)

18.51 The Council needs to ensure it assesses all sites on an equal basis. Therefore, if you wish for a site to be considered, please send this information now. If you do not let us know about potential sites, we will not be able to assess them through the local plan review process.

18.52 If you have already completed a SLAA form you do not need to provide any further information (other than any response you wish to make to this overall consultation).

19. Key Approach 9: Which of the policies in the adopted local plan need updating?

19.1 The Local Plan Review will consider the need for and location of new development. The Local Plan also includes a wide range of topic policies to guide development. As the current Local Plan was adopted in 2022, the Council's initial view is that many of these policies remain up to date. For example, these policies provide a strong framework for:

- Delivering a range of housing to meet the needs of different people and groups in the Borough, including affordable housing and housing for an ageing population;
- Ensuring that new developments are well-designed, sustainable, and contribute to local character;
- Protecting and enhancing natural environments, including green spaces, biodiversity, and countryside gaps between the Borough's settlements such that they remain distinctive, one from the next;
- Addressing climate change by promoting energy efficiency, renewable energy, and reducing carbon emissions;
- Supporting the local and sub-regional economy by promoting employment opportunities and business growth;
- Encouraging the development of key employment areas and ensuring they are well-connected;
- Promoting sustainable travel by walking, cycling and public transport;
- Promoting healthy lifestyles through active travel and access to open spaces;
- Supporting the vitality and viability of town centres and local shopping areas.

19.2 However, a focussed update of policies may be needed where:

- National policy or legislation has been updated;
- Updated evidence indicates a different approach may be needed;
- Best practice or experience has evolved.

19.3 The current Local Plan was adopted in accordance with the 2012 NPPF. Further key national provisions have since emerged through the 2018, 2021 and 2023 updates of the NPPF, as well as the 2016 Housing & Planning Act and the 2021 Environment Act. The change in UK government in 2024 has also led to a review of national planning policy, consultation upon which closed in September 2024. The finalised version of this NPPF is awaited.



19.4 The Council’s initial view is that the following policies in the adopted local plan may need updating:

Adopted policy	Proposed amendment
Strategic policy S3, Location of new housing	To align better with NPPF, incorporate minor alterations to policy content and supporting text on: (i) accommodation of at least 10% of housing requirement on sites of less than 1 ha and (ii) stronger delivery visions for large-scale developments, as per NPPF para. 22
Strategic policy S4, Employment provision	Supporting text can be amended to incorporate Partnership for South Hampshire commitment to ‘town centres first’
Strategic policy S6, Protection of settlement gaps	Policy content / supporting text to be amended i) in line with updated evidence on settlement gaps and ii) to make policy rather less permissive
Strategic policy S11, Transport infrastructure	Update relevant schemes, add reference to ‘Healthy Streets’ (Hampshire County Council)
Strategic policy S12, Strategic footpath, cycleway and bridleway links	Update relevant schemes
Policy DM1, General criteria for new development	Better alignment sought with NPPF via minor alterations to policy content / supporting text, including as a result of emerging EBC evidence on ‘Quality Places’, around especially use of appropriate tools such as masterplans and design guides / codes to secure well-designed homes and places, and to achieve an appropriate uplift in densities
Policy DM2, Environmentally sustainable development	Amendments to policy / supporting text, for instance to reflect the latest standards in energy efficiency and to allow, in exceptional / evidenced circumstances, for decision-maker discretion as regards requirement for new schemes to reach BREEAM ‘excellent’ standard
Policy DM8, Pollution	Some standards likely to require updating
Policy DM11, Nature Conservation	Amend policy content / supporting text to account for 2021 Environment Act as regards Biodiversity Net Gain, set nationally at 10% (minimum)
Policy DM24, Creating a mix of housing	Amendment of policy content / supporting text to ensure incorporation of ‘First Homes’ to ensure better alignment with NPPF
Policy DM29, Dwellings with higher access standards	Minor amendment to ‘5 dwellings or above’ since 80% of less than five dwellings leads to a problematic calculation
Policy DM30, Internal space standards for new residential development	Amend Section 2 to include Table to cover all elements of Nationally Described Space Standards
Policy DM31, Gypsies, Travellers and Travelling Show people	Rewrite to reflect an updated GTAA
Policy DM36, Community, leisure and cultural facilities	Amend policy content / supporting text to align better with NPPF on positive collaboration over required facilities to resolve key planning issues before applications are submitted

Adopted policy	Proposed amendment
Policy HH1, Land west of Horton Heath	Alter policy content / supporting text to align with NPPF on the matter of incorporating a long-term vision for delivery of large-scale developments
Policy BU2, Heath House Farm	Policy can be deleted once allocation is completed
Policy BU3, Land lying south-east of Windmill Lane	Policy can be deleted once allocation is completed
Policy BU7, Residential extensions and replacement dwellings, Old Bursledon Special Policy Area	Amend and clarify such that i) the 1982 base area can include original outbuildings, as can the additional 25% - provided that proposals relate solely to dwelling space, and ii) that any extension or replacement 'greater than 25%' be at the discretion of the decision-maker
Policy BO4, Land north of Myrtle Cottage, Winchester Road	Amend interactive Policies Map to remove 'S5 Countryside' policy from being applicable to the area of housing allocation BO4, which the local plan brings within settlement limits

- 19.5 Other more detailed wording changes may be needed to other policies as well to ensure they are effective and up-to-date.
- 19.6 The Interim Sustainability Appraisal (section 7) provides a further assessment of the non-spatial policy themes.

Question 45: Do you agree that the policies we have listed are the ones that need updating?

Question 46: Do you think any of these policies do not need updating, or should be updated in a different way?

Question 47: Do you think any other policies in the adopted local plan need to be updated, and if so how?

Question 48: Do you think the local plan should include any other policies not already covered?

Question 49: Do you have any specific policy wording to propose in relation to any of the above answers?

- 19.7 A link to the adopted Local Plan is here: [to-be-published-final-local-plan-april-2022-v4.pdf](https://www.eastleigh.gov.uk/to-be-published-final-local-plan-april-2022-v4.pdf) (eastleigh.gov.uk)



20. What are the key priorities for your local area?

- 20.1 The Local Plan will allocate sites for development, protect land for environmental or other reasons, and include Borough wide policies to guide development.
- 20.2 The Local Plan will need to allocate sufficient sites to meet the need for new homes and business spaces. [Key Approach 8](#) above gives you the opportunity to give us your views on the different site options.
- 20.3 The Borough wide policies will guide development, covering themes including those set out in [Key Approach 9](#) above. In the current adopted local plan, these themes are covered by policies S1 – S12 and DM1 – DM38. These policies will provide strong guidance relevant to all the different communities in the Borough.

Question 50: Do you consider that your Parish or local area needs particular local policies to cover any unique circumstances in your area?

(This question may be of particular interest to Parish Councils and other community groups who use the Local Plan to comment on individual planning applications. However, we will welcome comments from anyone).

Do you have any other comments?

Question 51: Are there other issues we should consider as we prepare the plan? Do you have any other comments?

This is your opportunity to tell us what else we should consider or provide any other comments.

21. What are the next steps?

- 21.1 The Council will carefully consider all the comments received through the “Issues and Options” public consultation. These comments will help us to assess all the options in more detail. The next key steps are (timescales are indicative and will be kept under review):
- Summer 2026 - Selection of preferred site options for development – once the more detailed assessment of all the options has been undertaken.
 - Further assessment of the preferred option for development – for example, to ensure that it is deliverable.
 - Autumn 2027 - Formal public consultation on the Local Plan – representations received will be considered at an independent examination.
 - Spring 2029 - Adoption of the Local Plan.

Thank you for taking the time to read this document and provide your comments.

(The response form asks you to tell us a bit about yourself. This will help us to understand the range of comments we receive).

Appendix 1: Technical Consultation: Supporting Assessments

This section provides the opportunity to comment on the supporting technical assessments which have informed the “issues and options” consultation.

This section may be of most interest to organisations which have a professional and/or specialist interest in the local plan, for example statutory bodies, key local interest groups, and developers /landowners. However anyone is welcome to comment.

The supporting assessments are:

- **Interim Strategic Land Availability Assessment** – this provides an initial baseline assessment of each of the individual sites proposed by developers and landowners for development.
- **Interim Brownfield Potential Background Paper** – this provides an initial assessment of the potential to deliver new homes on previously developed land within our existing urban areas.
- **Sustainability Appraisal – Scoping Report** – this includes a review of the key policies and baseline information to inform the sustainability appraisal, and sets out the sustainability appraisal assessment process.
- **Interim Sustainability Appraisal Report** – this includes an initial assessment of the plan’s draft objectives and options relating to the overall need / scale of development, site options and non-spatial policy themes.

The Interim Sustainability Appraisal is informed by background papers on the following specific themes:

- **Interim Settlement Gaps Background Paper** – this provides an initial assessment of the impact of site options on settlement gaps.
- **Interim Biodiversity Background Paper** – this provides an initial assessment of the impact of site options on (non-international) biodiversity designations.
- **Interim Landscape Background Paper** – this provides an initial assessment of the landscape sensitivity of the different Strategic Development Options.
- **Habitat Regulations Assessment Preliminary Screening Report** – this report starts the process of assessing the plan in accordance with the habitat regulations (i.e. in respect of international biodiversity designations).

The evidence documents can be found here: www.eastleigh.gov.uk/evidencebase

Question 52: Do you have any comments on these assessments?



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eastleigh.gov.uk/localplanreview

