

Eastleigh Borough Local Plan Local Development Scheme

June 2023



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1. Introduction

- 1.1 This Local Development Scheme (LDS) provides a starting point for the local community, businesses, developers, statutory and non-statutory stakeholders and other interested parties to find out more about the Council's programme of work on Development Plan Documents (DPDs) which constitute the Development Plan for the Borough.
- 1.2 Following its adoption in April 2022, the Eastleigh Borough Local Plan 2016-2036 will continue to provide a strong steer for shaping future development and growth in the Borough for a number of years until it is replaced by the adoption of the Local Plan Review. A shortfall of dwellings for meeting the Borough's identified housing needs has been identified for the latter years of the Plan period to 2036. Therefore, in accordance with the inspector's main modifications, the adopted Plan explains that the Council will commence with an early review of the Local Plan within a year of its adoption.
- 1.3 This LDS therefore primarily focuses on the Eastleigh Borough Local Plan Review (the 'Local Plan Review') and sets out the timetable for its preparation. This is a Development Plan Document which is subject to independent examination and will form part of the overall Development Plan for the Borough. The Council's Authority Monitoring Reports will provide information on the latest progress made on the Local Plan Review against the LDS timetable at: [Local Plan Monitoring \(eastleigh.gov.uk\)](https://www.eastleigh.gov.uk/local-plan-monitoring)
- 1.4 The LDS will come into effect following approval by the Council's Cabinet on 15 June 2023 and will be the first to come into force for the forthcoming Local Plan Review. The previous LDS published in July 2017 guided the preparation of the now adopted Eastleigh Borough Local Plan 2016-2036. The Council will review and update the LDS when necessary to take account of progress made on the Local Plan Review, monitoring and the latest Government policy and guidance.

About the Area

- 1.5 Eastleigh Borough adjoins the eastern and northern boundaries of the city of Southampton, bordering Test Valley Borough to the north west, Winchester and the South Downs National Park to the north and north east, Fareham Borough to the south east (with a shared boundary along the River Hamble and its estuary) and the New Forest to the south west via a shared boundary in Southampton Water. Figure 1 shows the location of Eastleigh Borough in South Hampshire:

Figure 1: Map of Eastleigh Borough



- 1.6 The main centre in the Borough is Eastleigh town. The Borough includes two other large urban areas – Chandler’s Ford and Hedge End – and some sizeable existing and expanding settlements at Bishopstoke, Fair Oak, Horton Heath, West End, Bursledon, Botley, Hamble and Netley. The Borough is predominantly suburban in character and has significant development needs, reflecting the needs of its communities and the wider South Hampshire economy. The development of larger strategic sites which include One Horton Heath, Boorley Green and North Stoneham provide examples of the major development that is either in the process of taking place or has taken place over recent years in order to create new communities. The Borough also retains some areas of distinct countryside, some of which are locally significant because of their role as settlement gaps and because of their biodiversity and landscape characteristics.

Legislative Context

- 1.7 The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires a local planning authority to prepare and maintain a Local Development Scheme (LDS). An LDS sets out a timetable for the production of a new Local Plan, including the production of new or revised planning policy documents by the local planning authority.
- 1.8 Planning Practice Guidance states that an LDS must specify (among other matters) the development plan documents (i.e. local plans) which, when prepared, will comprise part of the development plan for the area. It encourages local planning authorities to include details of other documents which form (or will form) part of the development plan for the area, such as Neighbourhood Plans. It adds that the LDS must be made available publicly and kept up-to-date so that local communities and interested parties can keep track of progress. The LDS will be published on the Council’s website.

2. Statement of Community Involvement

- 2.1 The Council’s draft Statement of Community Involvement (SCI) (June 2023) sets out how the Council proposes to consult and involve the community in the preparation of the Local Plan Review and any other relevant planning documents. It also sets out the Council’s approach to community involvement on planning applications within the Borough. Following public consultation on the draft SCI, a final SCI is proposed to be published in Autumn 2023.

3. Existing Development Plan

3.1 The existing Development Plan for the Borough comprises the following documents:

Eastleigh Borough Local Plan 2016-2036 (adopted April 2022)

- The adopted Local Plan is supported by evidence which was prepared and examined under the provisions of the 2012 NPPF.

Hampshire Minerals and Waste Plan (adopted October 2013)

- The Hampshire Minerals and Waste Plan covers Hampshire Authorities (Hampshire County Council and its partner authorities – Portsmouth City Council, Southampton City Council, New Forest National Park Authority and the South Downs National Park Authority). It is currently in the process of being partially updated with a Regulation 18 consultation undertaken on the Draft Plan for 12 weeks between 8 November 2022 and 31 January 2023. Whilst Eastleigh Borough Council is a consultee in the process of preparing the Draft Plan, it does not have any statutory duties for preparing minerals and waste plans.

4. Eastleigh Borough Local Plan Review

- 4.1 The Local Plan Review will replace the Eastleigh Borough Local Plan 2016-2036 once adopted and, along with the Hampshire Minerals and Waste Plan (including the current partial review once adopted), will form the Development Plan for Eastleigh Borough. Once any Neighbourhood Plans are made (e.g. 'adopted') they will also form part of the Development Plan.
- 4.2 The Local Plan Review will be supported by a comprehensive review and update of the evidence and all potential site options, and through extensive engagement with communities and other interested parties, in line with national legislation and policy and the Council's Statement of Community Involvement.
- 4.3 The Local Plan Review will include a strategic vision underpinned by a set of objectives for the Borough. It will include a development strategy which will look beyond 2036 and will set out broad and specific allocations for development in the most sustainable locations. It will also include a range of planning policies to guide development. Some of these policies will be broad and strategic in nature, covering themes and topics whilst others will specifically set out detailed requirements for development such as in the form of criteria-based development management policies.

5. Other Relevant Documents

Supplementary Planning Documents

5.1 Whilst Supplementary Planning Documents (SPDs) are not factored into the LDS work programme, they do require extensive resource from planning policy staff, input from other specialists across the Council and external input from consultants when such a need is identified. A number of SPDs are in the process of being prepared in order to provide further guidance and interpretation to the policies in the Eastleigh Borough Local Plan 2016-2036. They are proposed to cover the following topic areas:

- **Affordable Housing** (review and update of previously published SPD)
- **Parking Standards** (review and update of previously published SPD)
- **Planning Obligations** (review and update of previously published SPD)
- **Quality Places** (review and update of previously published SPD)
- **Sustainable Drainage** (new SPD)

5.2 SPDs are also material considerations in the determination of planning applications and therefore help to inform decision making. Further details of the Council's current SPDs can be found [here](#).

Neighbourhood Plans

5.3 Neighbourhood planning is not a legal requirement but a right which communities in England can choose to use in accordance with the provisions of the Localism Act (2011). These are not factored into the LDS work programme since they are the responsibility of the neighbourhood groups preparing them, these being Town or Parish Councils in the case of Eastleigh Borough. There are currently no made (e.g. adopted) Neighbourhood Plans within any part of the Borough which would otherwise form part of the Development Plan. However, neighbourhood planning activity is currently being progressed in the Borough as set out below.

- **Botley Neighbourhood Plan:** A Regulation 14 draft of the Botley Neighbourhood Plan was published by Botley Parish Council for pre-submission consultation between 24 October and 12 December 2022. Work is continuing to progress towards submission and the formal consultation stage under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended).
- **Bishopstoke Neighbourhood Plan:** Work on the Bishopstoke Neighbourhood Plan is continuing to progress towards the pre-submission consultation stage under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

6. LDS Scope and Preparation

6.1 The scope and preparation details for the Local Plan Review are set out in Table 1.

Table 1: Eastleigh Borough Local Plan Review – Scope and Preparation

Document Title	Eastleigh Borough Local Plan Review
Role & Content	<p>To set out the long term vision, strategic objectives and spatial strategy for the area and the policies for achieving the strategic vision.</p> <p>Will make clear what is intended to happen in Eastleigh Borough over the plan period, where this will occur and how it will be delivered. This will be done by setting out broad locations and specific allocations of land for different purposes; through designations showing areas where particular opportunities or considerations apply (such as protected habitats); and through criteria-based policies to be taken into account when considering development proposals.</p> <p>Illustrated by a key diagram and a new Ordnance Survey-based Policies Map. Will define urban areas, countryside and settlement gaps and include new site allocations.</p> <p>Will include a reasoned justification of the policies contained in the Local Plan Review.</p>
Geographic Coverage	The entire administrative area of Eastleigh Borough.
Status	Local Plan as described by The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). A Development Plan Document.
Stakeholder & Community Involvement	The Statement of Community Involvement (SCI) sets out the standard mechanisms for community involvement.
Monitoring & Review Mechanisms	Monitored on an annual basis as part of the Authority Monitoring Report.

7. LDS Timetable

7.1 The Local Plan Review will be underpinned by the Council’s over-arching mission of supporting communities and improving the lives of residents as set out in the Corporate Plan 2023-2026. Any essential adjustments to the programme where required will be made as part of the next review of the LDS. The intended timetable for preparing the Local Plan Review is set out in Table 2.

Table 2: Intended Timetable for the Eastleigh Borough Local Plan Review

(Approval stages refer to approval by the Council, either by Cabinet or by full Council as appropriate)

Milestone Date	Consultation/Engagement
Spring 2023	Cabinet approval for publishing: <ul style="list-style-type: none"> - Call for Sites (Regulation 18) - Local Development Scheme (LDS) - Draft Statement of Community Involvement (SCI)
Summer 2023	Public consultation on Call for Sites (Regulation 18) and draft Statement of Community Involvement
Autumn 2023	Approval of final Statement of Community Involvement
Produce technical reports for the evidence base – including a baseline assessment of sites and the defining of options	
Autumn 2024	Approval of the Issues and Options (including draft Development Principles) (Regulation 18)
Autumn 2024	Public consultation on the Issues and Options (including draft Development Principles) (Regulation 18)
Produce further technical reports for the evidence base – includes an analysis of the comments made on the ‘Issues and Options’ and undertake a comparative assessment of site options	
Summer 2026 (29 August 2026)**	Approval of preferred option for sites to test in more detail
Test deliverability of preferred sites option	
Autumn 2027 (30 November 2027)**	Approval of Pre-Submission Plan for public consultation (Regulation 19)
Autumn 2027 (30 November 2027)**	Formal consultation on Pre-Submission Plan (Regulation 19)

Milestone Date	Consultation/Engagement
	Analyse representations following consultation feedback/finalise and refine the evidence base
Spring 2028 (31 May 2028)**	Submission of the Eastleigh Borough Local Plan Review to the Secretary of State for independent examination by the Planning Inspectorate
<i>Spring 2028 – Spring 2029*</i>	<i>Examination of the Eastleigh Borough Local Plan Review</i>
<i>Winter 2028/2029*</i>	<i>Approval of proposed modifications</i>
<i>Winter 2028/2029*</i>	<i>Consultation on proposed modifications</i>
<i>Spring 2029* (31 May 2029)**</i>	<i>Adoption of the Eastleigh Borough Local Plan Review</i>

* Text in italics relates to stages which are dependent on the progress of the Planning Inspectorate

** Specific dates added to Table 2 in February 2025 to meet Government request. The actual precise dates may vary

8. Project Management

- 8.1 In order to ensure that the preparation of planning policy documents is undertaken in a focused and coherent manner, a project management approach is being taken to the coordination of the work. The timescales allow for any unforeseen circumstances to be effectively managed and for planning the most effective use of resources in order to maximise the benefits of the ongoing planning policy partnership between Eastleigh Borough Council and Southampton City Council.
- 8.2 The project management approach enables the undertaking of clear and accurate monitoring which will inform the Council's Authority Monitoring Report (AMR). This process will feed into a review of the LDS as required to ensure that it continues to be relevant and up-to-date for the purpose of informing the local community, businesses, developers, statutory and non-statutory stakeholders and other interested parties.

Key Factors influencing Work Programme

- 8.3 It is important that this work programme is realistic. The timetables set out in this document therefore reflect:
- The resources available which include an ongoing partnership arrangement between the Eastleigh Borough Council and Southampton City Council planning policy teams
 - The need to produce a sound and robust evidence base, which must also be legally compliant (e.g. Habitats Regulations Assessment/Sustainability Appraisal/Statement of Community Involvement)

- The need for an effective procurement process to allow for the appointment of consultants to undertake certain areas of work without delay along with strong project management to help ensure consultant evidence studies are published on time
- The need to liaise through the Duty to Cooperate with neighbouring authorities (e.g. through the Partnership for South Hampshire (PfSH)) and other statutory agencies
- The timing of elections, key holiday periods and the need to take account of these for consultation events
- Continued changes to national planning policy and legislation which will include the need to take account of forthcoming changes which are proposed through the Levelling Up and Regeneration Bill

9. Risk Assessment

9.1 There are a number of risks which could delay the milestones set out in the LDS. This can include the following examples:

- Staffing changes which include the loss of any planning policy staff along with any built up local and technical knowledge and the time it could take to recruit suitably experienced replacement staff
- Delays in the appointment of consultants and/or the work they undertake for the Local Plan Review evidence base due to unforeseen circumstances beyond the immediate control of the planning policy team. This can include evidence which covers more than one Council area (e.g. that commissioned by PfSH or neighbouring authorities within PfSH).
- Wider political (national and local), administrative or further legislative changes to the plan-led system

10. Monitoring and Review

10.1 The Council's Authority Monitoring Report (AMR) will be produced annually and cover the period from 1 April to 31 March the following year. This will identify any potential risks to the LDS milestones with a view to updating the LDS and revising its timescales if required.

10.2 The AMR publications will include the following key information:

- Progress on plan preparation milestones (as shown in [Table 2 on page 9](#))
- Information on the extent to which policies within the adopted Eastleigh Borough Local Plan 2016-2036 are being achieved against key indicators and targets
- A recommendation as to whether any policies need reviewing.