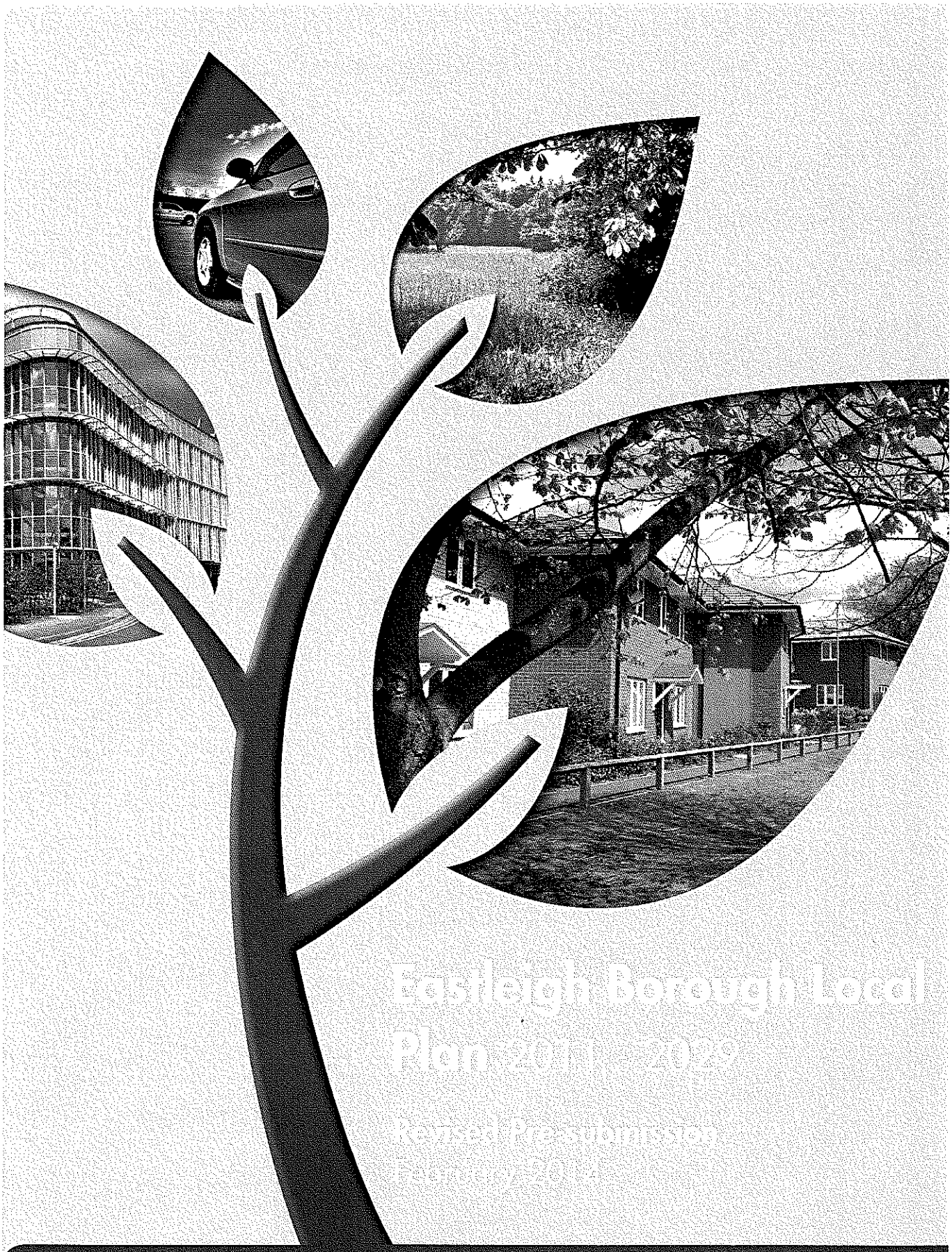


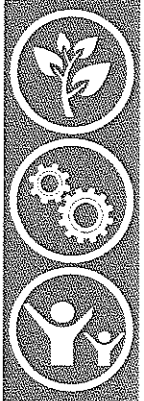
Eastleigh Borough Local Plan 2011 - 2029

Revised Pre-submission

February 2014

EASTLEIGH BOROUGH COUNCIL

Source	Reference/ title
Eastleigh Borough Council and partners	The Community Safety Partnership Plan 2012-2013 (updated annually)
Eastleigh Borough Community Plan	Action Plan - Vision 8, 11, 20, 21& 26 & related actions
PUSH	Sustainability policy framework[39], and Quality Places initiative which includes a Quality Places Charter and a Cultural Strategy[40]
NPPF	Paragraphs 56-66



Policy DM1, General criteria for new development

All new development should (as relevant):

i. **not have an unacceptable impact on, and where possible should enhance:**
   a. **residential amenities;**
   b. **the character and appearance of urban areas, the countryside and the coast;**
   c. **biodiversity; and**
   d. **heritage assets;**

ii. **make efficient use of the site and have regard to and not impede potential development opportunities on adjoining land;**

iii. **take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views;**

iv. **not involve the loss of or damage to trees, woodlands, hedgerows, ponds or other landscape features of value to the character of the area, for appearance, biodiversity or for urban cooling unless they can be replaced with features of equivalent or enhanced value;**

v. **include a landscape scheme covering the design and layout of external space;**

vi. **for new development, achieve a net increase in green infrastructure in or around the site;**

vii. **provide satisfactory management arrangements for all landscape and green infrastructure;**

viii. **incorporate provision for disabled people;**

ix. **incorporate design measures to inhibit criminal and anti-social behaviour;**

x. **incorporate provision for on-site waste management; and**

xi. **include provision for public art associated with new development in accordance with the Council's adopted Public Art Strategy.**

39 http://www.push.gov.uk/pjc-080318-r03-abi.pdf

40 http://www.push.gov.uk/work/qualityplaces.htm

5.3 Other policies of this local plan address the principles of sustainable construction and layout and impacts on local communities (policy DM2), internal space standards for residential development (policy DM29), pollution (policy DM7), and access and parking (policies DM23 and DM24).

5.4 The Borough Council is strongly committed to promoting good design in all new developments and to improving the quality of public spaces. As well as making sure that so far as possible new developments fit in with their surroundings, good design includes meeting the needs of occupiers and users of the spaces and buildings including those with disabilities, and must make provision for adequate living space (policy DM29). It also includes creating places where people feel safe, opportunities for anti-social and criminal behaviour are limited and there is access to green space to encourage play and exercise. Green infrastructure and other building design measures can also help to limit the heating effects that can arise through the concentration of buildings and vehicular activities in urban areas (known as the 'heat island effect') – such measures are referred to as 'urban cooling'. The Borough Council's supplementary planning documents 'Quality Places'[41] and 'Character Area Appraisals'[42] set out the principles of design and layout that will be applied to development proposals in the borough[43].

5.5 All development proposals should be accompanied by a Planning Statement which should explain the basis for the design of the scheme, including how it accords with this local plan, the supplementary planning documents and other documents as referenced in these, and with the National Planning Policy Framework.

5.6 The Planning Statement should also explain and justify the removal of site assets such as landscape features and propose suitable mitigation for their loss. In the case of trees which may be adversely affected by the proposed development, the Council will require the applicant to submit a tree survey in accordance with the methodology set out in BS5837:2012 'Trees in relation to design, demolition and construction – recommendations' and an Arboricultural Impact Assessment and method statement. The Council may make a Tree Preservation Order covering trees on the site to prevent the loss of trees during the planning process. Trees having a high arboricultural or landscape value should not be removed unless:

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

5.7 Green infrastructure should be integrated into the design of new development as part of the overall design of the landscape and external environment, and evidence should be provided by the developer that a net overall increase has been achieved which can be attributed to the development scheme. Wherever

41 http://www.eastleigh.gov.uk/PDF/QualityPlacesCabinetRP-27-0611v5.pdf

42 http://www.eastleigh.gov.uk/PPIpublisheddocuments#SPD

43 The Borough Council's SPG 'Planning guidance – shopfronts and signs' (1996) also applies to development in shopping frontages

possible the external environment around new development should be designed to connect with adjoining green infrastructure. Native vegetation should be used to form the structural landscape of new development schemes, connecting with existing green infrastructure in the surrounding countryside. In urban environments where non-native planting is selected because of its resilience, appearance or adaptability to climate change, landscape schemes should still be designed to promote biodiversity wherever possible in accordance with policy DM9 below.
Note: Advice on the content of landscape schemes is contained in the Hampshire County Council's published Landscape Checklist and the Borough Council's Quality Places SPD.

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

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

- Community safety, through working with other organisations and authorities on the Community Safety Partnership Plan[44]. This takes as its starting point the Crime and Disorder Act 1998, which requires local authorities to do all they can to prevent crime and disorder in their area.
- Provision for disabled people, through its Equality and Diversity Strategy[45] and Accessible Homes Strategy[46]. Most provisions for disabled people are dealt with under the Building Regulations, which are separate from planning legislation. However, developers should be aware of these requirements throughout the design process.
- The provision of public art through its Public Art Strategy[47]. This aims to support PUSH cultural initiatives by promoting the highest standards of design for new development with integrated public art which in turn provides opportunities for community engagement and creative industries to participate in the economic growth of the area.

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

Climate change

Relevant issues, vision and objectives

Issues (Chapter 2): **G8**

Vision (Chapter 3): **4**

Objectives (Chapter 3): **v**

44 The Community Safety Partnership Plan is on Eastleigh Borough Council's website at: http://www.eastleigh.gov.uk/pdf/CSafetyActionPlan0811.pdf

45 The Council's work on equality and diversity can be seen at: http://www.eastleigh.gov.uk/the-council/equality-and-diversity.aspx

46 http://www.eastleigh.gov.uk/housing/our-strategies-and-plans.aspx

47 The Public Art Strategy can be viewed at: http://www.eastleigh.gov.uk/publicart

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

Source	Reference/ title
Eastleigh Borough Council	Environmentally Sustainable Development SPD Climate Change Strategy Joint Municipal Waste Strategy (with HCC)
Eastleigh Borough Community Plan	Action Plan - Vision 27 & related actions
PUSH	PUSH Climate change strategy PUSH Integrated Water Management Strategy PUSH Strategic Flood Risk Assessment
SCOPAC	North Solent Shoreline Management Plan
Hampshire County Council	Preliminary Flood Risk Assessment 2011 – 2017 Eastleigh Borough Surface Water Management Plan 2013 (produced jointly with Eastleigh Borough Council) Local Flood Risk Management Strategy Hampshire Minerals and Waste Plan
Environment Agency	South East River Basin Management Plan South East Hampshire Catchment Flood Management Plan Test and Itchen Catchment Flood Management Plan
NPPF	Paragraphs 17, 93-108

5.10 Climate change is likely to affect the borough in a number of ways. This section looks at means of managing development in order help to address some of the causes of climate change such as carbon-dioxide emissions, and its effects including both flooding and water shortage. It also looks at how development might adapt to the unavoidable effects of climate change. Background Papers EN1, Climate Change and EN2 Eastleigh Borough Council Climate Change Strategy provide more information about the implications of climate change for the borough. Background papers EN3, Water, EN4, PUSH Strategic Flood Risk Assessment (SFRA) and EN5, Integrated Water Management Strategy look at water-related issues including water supply, waste water disposal and flooding.

Policy DM2, Environmentally sustainable development

The Borough Council requires that:

i. all residential development should achieve Level 4 of the Code for Sustainable Homes (or equivalent minimum nationally prescribed standards applicable at the time a Reserved Matters or Full Planning Application is submitted)) increasing to:

- **Level 5 from January 2016* or Level 4 plus 'passivhaus**