

Eastleigh Borough Local Plan (2016-2036)

Adopted April 2022



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

Strategic policy S6, Protection of settlement gaps

1. **Development within a Settlement Gap as set out in the policies map will be permitted provided that:**
 - a. it would not undermine the physical extent and/or visual separation of settlements; and
 - b. it would not have an urbanising effect detrimental to:
 - i. The character of the countryside; or
 - ii. The separate identity of the adjoining settlements.

Settlement gaps are defined between:

- a. Eastleigh and Southampton;
- b. Eastleigh and Bishopstoke;
- c. Fair Oak and Horton Heath;
- d. Hedge End, Botley and Boorley Green;
- e. Hedge End, West End and Southampton;
- f. Hedge End, Horton Heath and Boorley Green;
- g. Hedge End and Bursledon;

h. Bursledon, Netley and Southampton;

i. Hamble, Netley and Bursledon.

- 4.33 The Borough's countryside performs an important role in separating and providing a setting for the Borough's settlements. Maintaining the individual identities of the Borough's communities is an important priority for the Borough Council. The most obvious way of achieving this is keeping them physically separate from each other and from Southampton. Development over recent years has tended to cause some merging of settlements – for example West End has now merged with Southampton. The Council considers that designating areas between settlements as settlement gaps to be kept free of urbanising development is the best way of preventing further loss of local identity. Following a review of the boundaries of settlement gaps and consideration of the extent of land required to prevent coalescence of settlements, the Council has defined a number of such gaps, see Figure 2.
- 4.34 Any new development within a settlement gap should not physically and/or visually undermine the gap between settlements. Any new development including the intensification or redevelopment of existing activities within gaps should seek opportunities to enhance the function of the gap. Consideration will be given to how the proposed siting, design, colours, materials and any storage of materials, lighting, boundary treatment, landscape features, landscape improvements and/or appropriate long term management arrangements serves to ensure the proposed development meets the criteria in policy S6.

Figure 2: Settlement gaps

