

Eastleigh Borough Local Plan (2016-2036)

April 2022

- 4.4 The principles of ‘sustainable development’ are central to national planning policies, and they underpin the Council’s approach to planning in the Borough. An accepted definition of sustainable development is that: “Sustainable development seeks to meet the needs and aspirations of the present without compromising the ability to meet those of the future” (Brundtland). The National Planning Policy Framework (NPPF) identifies three dimensions to sustainable development – economic, social and environmental – and derives from these a number of roles for the planning system (NPPF paragraph 8).
- 4.5 It is necessary to define what sustainability means for Eastleigh Borough. From a review of the character of this Borough and the issues that need to be addressed as set out in Chapter 2, the Council has arrived at a definition as set out in the policy above.

Settlement hierarchy

- 4.6 The Borough’s settlement hierarchy as set out in Table 1 is the main consideration when considering the overall spatial distribution of new development and the appropriate scale of development. The settlement hierarchy is based on the facilities that already exist in local communities. It identifies both the most sustainable locations i.e. those which have the most employment, local services and amenities and where the need to travel is therefore reduced; and highlights areas where such facilities are needed, and could be provided through allowing sufficient development.
- 4.7 Most towns and larger villages in the Borough have a reasonable range of facilities, but obviously some have more than others. They have been classified into a settlement hierarchy based on whether the following services are available in the settlement or nearby:
- shops (convenience goods) and post office;
 - leisure and community facilities;
 - education facilities;
 - health care facilities (doctors, dentists, pharmacies);
 - local employment (proximity of employment areas);
 - public transport.
- 4.8 The settlement hierarchy reflects the existing services and facilities within settlements. This will change over time and it is recognised that developments planned and under construction will have an effect on the future hierarchy of settlements. Major development underway at Boorley Green and planned at Horton Heath will lead to the significant expansion of these settlements. This will change their position in the settlement hierarchy as they are currently identified as level 4 settlements with a more limited range of services and facilities. The settlement hierarchy will be updated in future Local Plans when development which has an impact on the hierarchy is largely complete.
- 4.9 The settlement hierarchy in Table 1 has four levels;
1. Main town and service centre;

2. Other large towns with significantly more extensive retail offers and community and public transport infrastructure than in other settlements in the Borough and therefore serving a wider catchment;
3. Larger villages, principally serving the day to day needs of their local catchment, and employment centres;
4. Other settlements with a more limited range of services and facilities

Table 1: Existing settlement hierarchy

Existing Settlement Hierarchy level	Settlement
1	Eastleigh
2	Chandler's Ford
	Hedge End
3	Bishopstoke
	Botley
	Bursledon
	Fair Oak
	Hamble
	Netley Abbey
	West End
4	Allbrook
	Boorley Green *
	Butlocks Heath
	Horton Heath *
	* Development planned or under construction in these centres includes services and infrastructure that will affect the position in the settlement hierarchy when delivered

New development

- 4.10 Chapter 2 sets out the issues connected to housing, employment and other forms of development in the Borough. The requirements for new development have been established are based on a variety of evidence at a local and sub-regional level. The Borough Council considers that the strategy for new development proposed in the following policies will meet the needs of the Borough and will help to support the strategy for economic growth in south Hampshire.

Relevant issues and objectives

Issues (Chapter 2): P1-P5, G12-G17

Objectives (Chapter 3): iv, x, xi, xiii

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

Source	Reference/title
Eastleigh Borough Council	Housing Strategy for Eastleigh 2012-2017
PfSH	Economic Development Strategy 2010 South Hampshire Spatial Position Statement 2016
NPPF	Paragraphs 18-21, 29-41, 47-52 & 69-76

Strategic policy S2, Approach to new development

1. The Council will promote the delivery, over the plan period 2016-2036, of a minimum of:

a. 14,580 new dwellings;

- i. The pattern of delivery is expected to involve:**
 - 2,572 dwellings completed 1st April 2016 to 31st March 2019;
 - 7,187 dwellings with planning permission or resolution to grant permission at 1st April 2019;
 - 1,475 allowance for windfall development
 - 732 dwellings on new sites allocated in this plan
- ii. The Council will ensure a minimum 5 year supply (plus appropriate buffer) of deliverable sites across Eastleigh Borough.**
- iii. The Council will support the provision of an average of 200 (net) new affordable homes per annum as part of the overall net additional homes provided each year (from 2016 to 2036).**
- iv. The Council will monitor the delivery of all types and tenures of homes to ensure housing needs are being met.**

b. 103,500 sq.m (net) of new employment development (of which 56,800 sq.m to be E(g)(i)/(ii) development);

c. and related transport infrastructure, open space, sports facilities and other community facilities.

2. The urban edge as set out on the policies map defines the main built-up areas within which there is a presumption in favour of new development, subject to the policies of this plan.

- 4.11 The development quantum quoted in Strategic Policy S2 are net additions to the existing stock of development and so take account of losses. In terms of housing, the requirement figure includes a 5% buffer for the period 2019-2024 in accordance with paragraph 47 of the NPPF. No other discounts are applied. The pattern of delivery set out in Strategic Policy S2 results in a shortfall of 2,614 dwellings against the target of 14,580. This is primarily due to the deletion, as recommended by the Local Plan Examination Inspector, of the Strategic Growth Option which had been proposed in the submitted version of the plan. Due to the scale of development currently committed and under construction this shortfall occurs in the latter years of the plan period. The Inspector recommended that this shortfall be addressed in an early review of the local plan. See also Strategic Policy S3 below.

Housing

Relevant issues and objectives

Issues (Chapter 2): P1, G1, G6
Objectives (Chapter 3): iv, x, xiii

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

Source	Reference/title
Eastleigh Borough Council	Emerging Corporate Plan Strategy: Increasing the provision and mix of housing (2017) Housing Strategy for Eastleigh 2012-2017 Retail and Leisure Needs Assessment (Carter Jonas 2017)
PfSH	Economic Development Strategy 2010 South Hampshire Spatial Position Statement 2016
NPPF	Paragraphs 17, 47-52, 159

Strategic policy S3, Location of new housing

- 1. The Borough Council will focus as much new housing development as possible within the existing urban areas, with the remainder on greenfield sites in the form of a number of larger strategic sites, urban extensions and a number of smaller sites to meet more local needs. The Council proposes:**
 - a. The development of approximately 5,960 dwellings on strategic sites with planning permission at:**
 - i. South of Chestnut Avenue, Eastleigh at Stoneham Park (1,150 dwellings);**
 - ii. West of Horton Heath (1,500 dwellings) (HH1);**