

# **Eastleigh Borough Local Plan (2016-2036)**

**April 2022**

**1. All development should be designed to adapt to the predicted climate change impacts for the Borough.**

- a. To reduce the potential impacts of surface water flooding, sustainable drainage systems need to be implemented as part of an integrated SuDS strategy for the site in accordance with policy DM6 (Sustainable surface water management and watercourse management) and as part of the landscape framework for the site including green open space and green roofs where appropriate.**
- b. New development should have a cooling strategy which can include:**
  - i. cooling through generous green infrastructure and trees**
  - ii. areas of shade**
  - iii. water cooling**
  - iv. building design and orientation to reduce overheating**
  - v. 'cool roofs' or green roofs and green walls**
  - vi. porous cool pavements**
- c. To adapt to water stress, new development should be designed to reduce demand.**

**Measures can include:**

- i. reduced residential mains water consumption (as per policy DM2)**
- ii. water efficient appliances, fittings and leak detection devices for non-residential and non C3 use class residential development**
- iii. rainwater harvesting and grey water recycling**
- iv. drought resistant landscape design and planting**

5.23

In terms of adaptation to climate change, the UK Climate Projections (UKCP09)<sup>39</sup> provide information designed to help those needing to plan how to design buildings and spaces to adapt to a changing climate. Key findings that may affect Eastleigh Borough include:

- an increase in air temperatures, with greater increases in summer than in winter across the whole UK but greatest in southern England;
- decreases in summer precipitation of around 40% in the far south of England;
- more precipitation is expected to fall in intense episode especially in the winter, and more severe and frequent winter storms are also predicted;
- sea levels predicted to rise by between 12 and 72 cm by the end of the century. Developers therefore need to show how their proposals are adapted to heat waves and droughts as well as more severe winter precipitation. Typically such measures will include retention of trees and other urban green infrastructure and water features (see strategic policy S9, Chapter 4 and policy DM1), and landscapes designed to cope with drought and provide sustainable drainage systems (policy DM3 and DM6). More detailed advice on how development can adapt to climate change is provided by the Environment Agency.<sup>40</sup>

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Buildings and spaces that are able to adapt to changing circumstances or that can serve a variety of user are inherently sustainable and help future proof development. The use of

<sup>39</sup> <https://www.metoffice.gov.uk/research/approach/collaboration/ukcp>

<sup>40</sup> <https://www.gov.uk/government/collections/environment-agency-and-climate-change-adaptation>

trees, shading, landscaping and building design as part of a cooling strategy will also have a range of positive impacts including on air quality and quality of life. The Council will encourage the provision of non-residential buildings that can be extended or rearranged internally and homes that can be extended or adapted.

#### Policy DM4, Zero or low carbon energy

**1. The Borough Council will permit the development of infrastructure to:**

- a. generate zero or low carbon energy; and/or**
- b. make more efficient use of energy sources e.g. installations deploying combined heat and power (CHP technology);**

**2. Subject to general development criteria and provided that the development:**

- a. has no significant adverse impact on the landscape or landscape features, biodiversity or the significance of heritage assets;**
- b. does not involve the loss of land in public recreational use (see policy DM32);**
- c. does not involve the permanent loss of the best and most versatile agricultural land (BMV)**

- 5.25 There are many ways in which low or zero carbon energy can be generated, ranging from photovoltaic panels installed on house roofs to larger-scale power generating installations such as solar farms. The policy is intended to enable such installations in line with current government initiatives, subject to other policies protecting local amenities, recreational, landscape, biodiversity and heritage interests and the best and most valuable agricultural land (Agricultural Land Classification grades 1, 2 and 3A). (Note, facilities for micro-generation are not always appropriate on listed buildings or in conservation areas).
- 5.26 The Borough Council will give priority to the generation of electricity from renewable sources. An environmental impact assessment is likely to be required for any power station proposals in the Borough.
- 5.27 The Borough Council actively encourages the development of combined heat and power sources, and the sharing of such sources over a local area, including in Eastleigh town centre.

#### Policy DM5, Managing flood risk

**1. Development will only be permitted within the areas at risk of flooding, now and in the future, as identified on the Environment Agency most recent flood maps and the Council's Strategic Flood Risk Assessment provided that:**

- a. it meets the sequential and exception test (where required) as outlined in Government guidance;**
- b. a site-specific flood risk assessment demonstrates that the development, including the access, will be safe without increasing flooding elsewhere, and where possible, will reduce flood risk overall;**
- c. the scheme incorporates flood protection, flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site and where appropriate takes advantage of opportunities to utilise natural flood management techniques;**
- d. appropriate flood warning and evacuation plans are in place; and**