

Eastleigh Borough Local Plan (2016-2036)

April 2022

Chapter 4: Strategic policies

Overview of strategic policies

- 4.1 This Chapter sets out the strategy for the Local Plan starting with the underlying principles of sustainable development (strategic policy S1), the hierarchy of settlements and development targets (strategic policy S2). It then sets out the spatial strategy for:
- location of new housing, strategic policy S3;
 - employment provision, strategic policy S4;
 - countryside and settlement gaps, strategic policies S5 and S6;
 - the coast, strategic policy S7; and
 - the historic environment, strategic policy S8.
- 4.2 The strategy then explains the Council's related strategic policies for infrastructure:
- green infrastructure, strategic policy S9;
 - community facilities, strategic policy S10;
 - transport, strategic policy S11;
 - strategic links, strategic policy S12.
- 4.3 Apart from strategic policy S1, sustainable development, each strategic policy is accompanied by a note of the relevant issues and objectives identified in Chapters 2 and 3 and related local and national strategies which together provide the context and justification for the policy. The spatial strategy is illustrated on a Key Diagram at the end of this Chapter.

Sustainable Development

Strategic policy S1, Delivering sustainable development

1. To be sustainable, new development in the Borough should:

- a. **meet community needs without compromising the identity of the Borough or its individual settlements, or the ability of future generations to meet their own needs;**
- b. **enhance social equality by ensuring equal and easy access to a range of community facilities and services and by promoting the development of employment, education and skills training opportunities;**
- c. **maintain and help to grow a high-performing local economy that benefits the Borough, south Hampshire and the wider economy, without adverse impact on south Hampshire's city, town and other centres, the quality of the local environment or local transport networks;**
- d. **have regard to the potential impacts of climate change, and the need to limit**

greenhouse gas emissions including through carbon sequestration and by promoting measures to design buildings and spaces which are adaptable to predicted climate change, and restrict development in areas at risk from flooding, minimise energy use and encourage the generation of renewable energy, and by minimising emissions from motorised transport, industrial activity and domestic uses;

- e. minimise the need to travel longer distances and, where travel is necessary, prioritise more sustainable forms of transport, such as active travel, other alternatives to car use, or a combination of active travel and other alternatives to car use;
 - f. avoid impacts on the Hamble and Itchen catchments and associated flora and fauna species by preserving water quality and flows from development and safeguarding potential yield of local water resources used for public water supplies having regard to the impacts of abstraction;
 - g. seek opportunities to optimise density of new development and redevelopments;
 - h. use resources wisely and minimise the generation of waste in the construction, occupation and use of buildings;
 - i. maintain local environmental quality, including avoiding damage to, and where possible enhancing, the existing valued urban and rural environments in the Borough and heritage assets;
 - j. have regard to the purposes¹² of the South Downs National Park, including regarding its status as an International Dark Night Skies reserve; and
 - k. maintain, enhance, extend and connect the natural habitats within and landscape value of the Borough, extending natural habitats into new and existing development to achieve an environmental net gain.
2. Applicants are encouraged to undertake pre-application consultation with the relevant statutory and non-statutory consultees.
3. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
4. Planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:
- a. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
 - b. where specific policies in that Framework or other international or national legislation indicate that development should be restricted.

¹² The National Park purposes are to conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

- 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;