

Eastleigh Borough Local Plan (2016-2036)

Adopted April 2022



Policy DM16, Workforce training requirements and new jobs

1. **The provision of workforce training activities will normally be permitted on employment sites where they:**
 - a. **are related to employment uses on that site; and/or**
 - b. **contribute to improving workforce skills for the Borough.**
2. **Opportunities will be sought for the provision of workforce training opportunities and jobs for local unemployed people:**
 - a. **on major construction sites; and**
 - b. **within the companies occupying new employment developments.**

5.99 The PfSH Economic Development Strategy, the Solent LEP strategy and the Borough Council's Prosperity Delivery Plan have identified a need for more skills training in the sub-region and the Borough. PfSH have adopted a policy framework on 'The use of developer contributions to provide workforce training' which will be used in implementing this policy (see Appendix B). This seeks to raise skills and enable local people to compete for the jobs generated. Examples of measures include training, apprenticeships, employment advice, interview guarantees, work placements, transport arrangements and childcare.

Rural economy

5.100 Much of the agricultural land in the Borough is of high quality, as reflected in its history of strawberry-growing and other horticultural enterprise. There are also pressures for the use of buildings in the countryside for employment and other uses.

5.101 In the countryside the following forms of employment development will be permitted:

- i. Agricultural development and farm diversification in accordance with policy DM17;
- ii. Extension and replacement of buildings in existing non-residential use, in accordance with policy DM18; and
- iii. Change of use and redevelopment of existing buildings in accordance with policy DM19.

Policy DM17, Agricultural development

1. **New buildings for agricultural purposes and farm diversification will be permitted in the countryside, to enable the efficient working and long-term commercial viability of the agricultural enterprise, provided that the proposed use cannot be accommodated in existing buildings.**
2. **All such proposals must:**
 - a. **ensure that new buildings are proportionate to the scale and nature of the use and located and designed so as not to be visually intrusive, or have an unacceptable impact on the local road network; and**
 - b. **include measures for the long-term management of the agricultural unit, including enhancement of the landscape and biodiversity.**
3. **Agricultural development and farm diversification uses do not include residential uses.**

Note: Rural workers' dwellings are addressed in policy DM27.

5.102 Agriculture is arguably one of the most important activities that shape the character of the wider countryside. It is obviously also central to local food production. It is therefore important that agricultural enterprises are able to function and be self-sustaining. Levels of agricultural activity in the Borough have declined in recent decades, with parts of the countryside showing signs of neglect and poor management. The policy is designed to assist agricultural enterprise and to achieve better management of the Borough's countryside, while avoiding significant unplanned development that would increase urbanisation and threaten the rural quality of these areas. In accordance with guidance in the National Planning Policy Framework (NPPF), decisions about development affecting agricultural land should also take account of the impacts on soils and the protection of the best and most versatile (BMV) agricultural land.

Policy DM18, Extension and replacement of non- residential buildings in the countryside

1. **The extension or replacement of non-residential buildings in the countryside will be permitted, subject to the general development criteria and transport policies of this Local Plan and provided that:**
 - a. the existing building is in lawful use and is not subject to a temporary permission;
 - b. the extension or replacement building is for a non-residential use;
 - c. the extension or replacement building would not have an urbanising effect on the countryside in terms of its density, scale, massing, layout and height;
 - d. access, car parking, landscaping and services can be provided without having a detrimental impact on the character of the countryside;
 - e. so far as possible the property is sustainably located in terms of accessibility by means of transport other than the private car;
 - f. the extended building or its replacement would be located within the existing curtilage unless its relocation or extension would contribute to improving the character and quality of the local area;
 - g. in the case of a replacement building, the proposal also includes the demolition of the building to be replaced; and
 - h. the development would not by itself or cumulatively with other recently permitted schemes undermine the Council's strategy for the development of employment-related floorspace (see strategic policy S4).
2. **Where the proposal also involves a change of use of the building, criteria (a), (b) and (c) of policy DM19 will apply. Notwithstanding this, where the proposal is for the development of town centre uses as defined in the National Planning Policy Framework (NPPF), criterion (b) of policy DM19 will apply.**

5.103 The Borough contains many agricultural, commercial and recreational enterprises in the countryside. It is inevitable that these will have development needs. These must be balanced against the overall strategy to limit the urbanising effect of development on the countryside, and the need for such activities to be in accessible locations.

Policy DM19, Change of use of buildings in the countryside

1. **The change of use of existing buildings in the countryside that are demonstrably unsuitable for continued use for their existing purpose will be permitted subject to the general development criteria**