

# Eastleigh Borough Local Plan (2016-2036)

Adopted April 2022



- 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>

5.24 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 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

- The Borough Council will permit the development of infrastructure to:**
  - generate zero or low carbon energy; and/or**
  - make more efficient use of energy sources e.g. installations deploying combined heat and power (CHP technology);**
- Subject to general development criteria and provided that the development:**
  - has no significant adverse impact on the landscape or landscape features, biodiversity or the significance of heritage assets;**
  - does not involve the loss of land in public recreational use (see policy DM32);**
  - 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.

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