

# Authority Monitoring Report 2014-2015



**ADOPTED JULY 2015**

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## **GLOSSARY OF TERMS**

**Authority's Monitoring Report (AMR):** Section 113 of the Localism Act (2011) requires that a monitoring report must be published assessing the implementation of policy and progress of the Local Development Scheme.

**Community Infrastructure Levy (CIL):** Is a levy that local authorities can choose to charge on new development. The charges are related to the size and type of the new development. The money collected can be spent on funding infrastructure which the Council has identified as being required

**Development Plan:** The Development Plan comprises the Development Plan Documents contained within the Local Development Framework and the Minerals and Waste Plan Local Plan produced jointly by Hampshire County Council, Portsmouth and Southampton City Councils and the New Forest and South Downs National Park Authorities.

**Development Plan Documents (DPD):** Planning documents that are subject to independent examination and form part of the overall Development Plan. For Eastleigh the Development Plan Documents formerly included the Local Plan Review (2001-2011). The Local Plan Review will be replaced by a new Local Plan in due course. Individual Development Plan Documents or parts of a DPD can be reviewed independently from other DPDs. Each authority must set out the programme for preparing its Development Plan Documents in the Local Development Scheme (LDS).

**Evidence Base:** A range of information to inform the preparation of the Local Development Framework

**HBIC:** Hampshire Biodiversity Information Centre. The HBIC Partnership includes local authorities, government agencies, wildlife charities and biological recording groups.

**Biodiversity Action Plan (BAP):** a working document that provides a framework for the maintenance and enhancement of the biodiversity of the Borough.

**Local Development Document (LDD):** The documents that set out planning policies and guidance for specific topics or for geographical areas – includes DPDs and SPDs.

**Local Development Scheme (LDS):** A public statement which sets out the Local Development Documents the Council will prepare for the Local Plan and sets out a timetable for their production.

**Local Plan Review:** The existing statutory plan for the Borough setting out policies for controlling development and proposals for particular areas/sites adopted in 2001.

**Local Plan 2011-2036:** Local Plan will replace Local Plan Review 2001 - 2011 once adopted.

**National Planning Policy Framework:** The National Planning Policy Framework (NPPF) published on 27 March 2012 sets out the Government's planning policies for England.

**Net Floorspace:** Amount of gross floorspace gained minus any loss of floorspace.

**Partnership for Urban South Hampshire (PUSH):** PUSH is a partnership of the unitary authorities of Portsmouth and Southampton; Hampshire County Council and district authorities of Eastleigh, East Hampshire, Fareham, Gosport, Havant, New Forest, Test Valley and Winchester. It has been established to deliver sustainable, economic-led growth and regeneration in South Hampshire

**Post Construction Design Review Assessments:** evaluates the impact of larger housing, leisure, community and mixed use schemes on the Borough's built environment in terms of key design principles. These principles relate to issues such as accessibility; the development's integration with its surroundings; the use of building design and materials to create or respond to local character; and practicalities such as residential amenity, waste/recycling storage and car parking

**Previously Developed Land (PDL):** Previously developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure (often referred to as 'brownfield land') (definition taken from NPPF: CLG, March 2012)

**Strategic Environmental Assessment:** An assessment of the potential impacts of policies and proposals on the environment, to include proposals for the mitigation of impacts.

**Supplementary Planning Document:** A document providing further guidance on specific policies or topics, design guidance or site development guidance. SPDs are subject to rigorous procedures of community involvement and will be a material consideration in decision-making. The Council has produced a number of SPDs which can be found on the Planning pages of the Council's website.

**Supplementary Planning Guidance:** A document providing further guidance on specific policies or topics, design guidance or site development guidance, prepared before the enactment of the Planning and Compulsory Purchase Act 2004 to supplement policies in the Local Plan.

**Sustainability Appraisal:** An appraisal of the economic, social and environmental impacts of policies and proposals. It incorporates Strategic Environmental Assessment (SEA) – see above. All Development Plan Documents are subject to a sustainability appraisal. The SA Scoping Report identifies the information needed for the appraisal, and describes the methodology. It is updated periodically.

**INDICATORS**

<b>Housing</b>		
<b>Core Indicator</b>	<b>CH1</b>	<b>Plan period and housing targets</b>
<b>Core Indicator</b>	<b>CH2</b>	<b>Past and projected net additional dwellings</b>
<b>Core Indicator</b>	<b>CH3</b>	<b>New and converted dwellings on previously developed land</b>
<b>Core Indicator</b>	<b>CH4</b>	<b>Net additional gypsy and traveller pitches</b>
<b>Core Indicator</b>	<b>CH5</b>	<b>Affordable housing completions</b>
Local Indicator	L1	Net additional travelling showpeople pitches
Local Indicator	L2	Average size of completed dwellings
Local Indicator	L3	Average mix of completed dwellings
Local Indicator	L4	Number of dwellings on strategic sites
Local Indicator	L5	Older person's accommodation completed
Local Indicator	L6	Densities of completed dwellings
<b>Employment</b>		
<b>Core Indicator</b>	<b>CBD 1</b>	<b>Overall change in employment floorspace</b>
<b>Core Indicator</b>	<b>CBD 2</b>	<b>Change in employment floorspace on previously developed land</b>
<b>Core Indicator</b>	<b>CBD 3</b>	<b>Employment land available by type</b>
<b>Core Indicator</b>	<b>CBD 4</b>	<b>Floorspace completed for 'Town Centre' Uses</b>
<b>Biodiversity and Nature Conservation</b>		
<b>Core Indicator</b>	<b>E2</b>	<b>Changes in areas of biodiversity importance</b>
<b>Environmental Sustainability</b>		
<b>Core Indicator</b>	<b>E1</b>	<b>Planning applications granted contrary to Environment Agency advice on flooding and water quality grounds</b>
<b>Built Environment</b>		
<b>Core Indicator</b>	<b>CH6</b>	<b>Post construction review assessments (previously build for life assessments)</b>
<b>Conservation and Listed Buildings</b>		
Local Indicator	L15	Applications refused due to impact on the historic environment
<b>Transport</b>		
Local Indicator	L20	Eastleigh Borough Council Travel Plan objectives
Local Indicator	L21	Rail passenger numbers at stations within Eastleigh Borough
Local Indicator	L22	Eastleigh Borough Council Car Club usage
Local Indicator	L23	Number of cycle movements
Local Indicator	L24	Road safety

Local Indicator	L25	Total passenger and total aircraft movements at Southampton Airport
<b>Town District and Local Centres</b>		
<b>Core Indicator</b>	<b>CBD 4</b>	<b>Floorspace completed for 'town centre' uses</b>
Local Indicator	L26	Vacancies in town and district centres
Local Indicator	L27	Pedestrian footfall in Eastleigh town centre
<b>Open Space and Recreation</b>		
Local Indicator	L28	Planning applications determined for public open space, sport and recreation facilities
<b>Community Infrastructure</b>		
Local Indicator	L29	Development of identified community infrastructure
Local Indicator	L30	Number on school rolls compared with capacity
<b>Spatial Portrait</b>		
Contextual Indicator	-	Past Population Change
Contextual Indicator	-	Gross Value Added
Contextual Indicator	-	Economic Activity
Contextual Indicator	-	Job Seekers Allowance Claimants
Contextual Indicator	-	Total Jobs
Contextual Indicator	-	Affordability of housing
Contextual Indicator	-	Qualifications
Contextual Indicator	-	Employment by Occupation
Contextual Indicator	-	Business Demography
Contextual Indicator	-	Life expectancy and mortality rates
Contextual Indicator	-	Levels of obesity
Contextual Indicator	-	Adults participating in sport and active recreation
Contextual Indicator	-	Deprivation and crime statistics
Contextual Indicator	-	Nature Designations
Contextual Indicator	-	Carbon Dioxide Emissions
Contextual Indicator	-	Built Heritage Designations



Contextual Indicator	-	Commuting patterns
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## **EXECUTIVE SUMMARY**

- I. This is the eleventh monitoring report to be produced by Eastleigh Borough Council (hereafter: the authority's monitoring report/AMR) and it covers the period 1 April 2014 to 31 March 2015.
- II. The purpose of the AMR is to monitor the performance of planning policies on the area in which they apply. It also includes an update on meeting the milestones set out in the Council's Local Development Scheme (LDS), which details the timetable for introducing a new Eastleigh Borough Local Plan 2011-2036 to replace the Eastleigh Borough Local Plan Review 2001-2011 (the Adopted Local Plan).
- III. The document generally covers the period from 1<sup>st</sup> April 2014 to 31<sup>st</sup> March 2015, but also identifies and analyses longer-term trends which are relevant to the performance of local planning policies.
- IV. Since the end of this monitoring period, the LDS has been updated and important milestones have been met. Therefore this document also includes a 'Summary Update' box relating to the key LDS updates that have occurred between 1<sup>st</sup> April 2015 and 1<sup>st</sup> March 2016.

### **Monitoring the Local Development Scheme (LDS)**

- V. Within the reporting period, the LDS was updated in June 2014 to re-schedule the submission of the Local Plan to the Secretary of State from June to mid-July 2014. This deadline was then met.
- VI. At the time of preparing this report, the Borough's most recent LDS (the programme for preparing a Local Plan) was last updated in April 2015. The LDS sets out the intended programme for the preparation of the Eastleigh Borough Local Plan 2011-2036.

### **Monitoring the Development Plan Documents**

- VII. The Localism Act (2011) enables local authorities to choose what targets and indicators to include in their monitoring report whilst ensuring that they are prepared in accordance with relevant UK and EU legislation. The 'Monitoring of the Local Plan' section of the AMR is structured to follow the adopted Local Plan Review (2001-2011) chapters for ease of reference. Within this there are a number of performance indicators which are reported. These relate to Core Indicators which used to be specified by the Department for Communities and Local Government (CLG) and Local Indicators (identified by the Council). Whilst there is no longer a requirement to report the core indicators to the CLG these two sets of indicators are continued in the current AMR for consistency and to allow comparison with previous publications. The spatial portrait of the Borough also includes a number of contextual indicators. The general themes which emerge from the indicators are set out below.

### **Core Indicators:**

VIII. Monitoring has indicated that policies have been used successfully in:

- Focussing the majority of new development on previously developed land within existing settlements.
- Anticipating the limited capacity of previously developed land to accommodate future housing needs and identifying the subsequent need to allocate greenfield sites for housing in the submitted Local Plan
- Protecting the Borough's natural environments.
- Not permitting development that would lead to increased flood risk
- Permitting the development of new employment floorspace at a rate exceeding the anticipated development for 2011-2015.
- Permitting schemes for renewable energy.

Further monitoring is needed to determine whether policies have been successful in:

- protecting existing community facilities and;
- focussing new retail development in the defined town and district centres.

### **Local Indicators:**

IX. Monitoring has indicated that policies have been used successfully in supporting environmental improvements in Eastleigh Town Centre.

X. Whilst there is evidence to suggest that policies are enabling poorly-designed schemes to be refused, other monitoring of completed sites indicates that there is still considerable scope to improve the quality of schemes being permitted and built out. Similarly, in relation to the protection of the countryside and the Borough's historic environment, there is evidence that policies continue to provide a sufficient basis upon which to refuse inappropriate development. Further research needs to be undertaken in the future however to ensure that these policies are being used fully to resist inappropriate development that could affect these important features of the Borough.

XI. Local indicators have also highlighted that there has generally been an increase in the use of rail as a means of personal transport; that pedestrian footfall in Eastleigh Town Centre has been maintained; and that school capacity will need to be monitored relative to the proposed development of the submitted Local Plan.

## Contextual Indicators:

### XII. The spatial portrait of the Borough shows that:

- The Borough's population has increased steadily since 2001, and on this basis it is projected to increase further in the period up to 2037<sup>1</sup>, with particular growth in the 65+ age group.
- The Borough quickly recovered from the 2008-2009 economic downturn, although it does not perform as strongly against other parts of south Hampshire or the UK in terms of productivity (GVA per worker).
- The Borough has relatively high levels of economic activity and low levels of unemployment. The number of jobs within the Borough has generally increased over time since 2001, although there have been periods without job growth (the latest figures from 2011 to 2013 show a small decline in jobs).
- The Borough's population is skilled: only 5% have no qualifications - and the proportion of residents with a degree level qualification is now higher than the national average (although it remains slightly lower than that for the South East region).
- After the recession of 2008-9, levels of new enterprise creation in the Borough have tended to increase, so that by 2013 the number of business births exceeded the number of business deaths by a significant margin. Local businesses have also shown greater resilience than nationally in surviving the economic downturn.
- Life expectancy has increased since 2001, whilst death rates have been consistently below the national average. This indicates that the health of the Borough's residents has generally improved over the period of the adopted Local Plan. However, in line with national and regional trends, estimated levels of obesity are high, while levels of physical activity in the Borough appear to have declined, which could lead to future health-related problems.
- The built and natural heritage designations within the Borough have either been conserved or have increased in size or number since 2001.
- Estimates of local carbon dioxide emissions have shown an overall decrease - with some fluctuations - since 2005.
- Residents are generally travelling further to work, although the proportion of residents working in the Borough compared to non-residents commuting to work within the Borough has risen slightly since 2001.

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<sup>1</sup> 2012 Sub-national population projections look forward to 2037

<sup>2</sup> Calculation: 5 year supply divided by annual requirement of plan/method

## 1. INTRODUCTION

- 1.1 In line with section 113 of the Localism Act 2011, the requirement to submit an annual monitoring report to the Secretary of State under the regulations of the Planning and Compulsory Purchase Act 2004 has been removed. However, the duty to monitor remains. The Council will continue to produce monitoring reports for public information on an annual basis; these reports will be made publically available. Part 8 of the Town and Country Planning Regulations 2012 sets out what must be covered.
- 1.2 Local Authorities are now able to choose what targets and indicators to include in their monitoring whilst ensuring that they are prepared in accordance with relevant UK and EU legislation. This report is the eleventh report for the Borough and covers the period 1 April 2014 to 31 March 2015.
- 1.3 The Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (known as the Strategic Environmental Assessment (SEA) Directive) states that “Member states shall monitor the significant environmental effects of the implementation of plans and programmes in order, *inter alia*, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action” (Article 10.1). The Monitoring Report provides an important mechanism of providing this information in accordance with the SEA Directive.
- 1.4 Monitoring of the economic, social and environmental characteristics of the area is an essential part of preparing the Eastleigh Borough Local Plan, to establish what is happening now, what may happen in the future, and how trends can be used to determine whether action is required. An important aspect of the Local Plan is flexibility to provide updates to reflect changing circumstances. Monitoring is necessary for this, and reflects the concept of ‘plan, monitor and manage’, whereby the findings of monitoring feed directly into the review of any policy that may be required. The Authority’s Monitoring Report (AMR) is the mechanism for achieving this.
- 1.5 In summary, the purpose of this report is to monitor:
- The progress of the timetable of the Local Plan known as the Local Development Scheme (LDS), with explanation if targets have been met and if not why and whether a review of the LDS should be undertaken;
  - Whether the saved policies of the Eastleigh Borough Local Plan Review (2001-2011) are still achieving their objectives and targets;
  - Whether policies have had the intended consequences; and
  - If the objectives and assumptions behind policies are still relevant.

- 1.6 Although the requirement to produce monitoring reports has changed, the Council has retained the indicators used in previous AMRs in order to identify long-term trends. Policy performance is monitored through the following types of indicators:
- Contextual indicators which help describe the general context of the local authority area;
  - Core indicators were previously set by the Government, and provide an assessment of the impact of planning policies on certain key issues such as the rate of dwelling completions; and
  - Local indicators are relevant to Eastleigh Borough and supplement the core indicators, and provide a local and more specific context against which policies can be assessed.
- 1.7 To avoid duplication in data collection, the indicators which are used to monitor the sustainability appraisal framework baseline information of the Council's Sustainability Appraisal / Strategic Environmental Assessment Scoping Report have largely been incorporated. This information sets out the objectives and criteria which the Council uses to assess how sustainable the documents and policies in its Local Plan are. Relevant baseline information is set out and referred to in this document.

## 2. SPATIAL PORTRAIT OF EASTLEIGH BOROUGH

### 2.1 Introduction

2.1.1 This section of the monitoring report reviews the contextual indicators that are relevant to land-use planning within the Borough. The adopted Eastleigh Borough Local Plan Review covered the period 2001-2011, although many of its policies remain in operation. For monitoring purposes, the changes that have taken place since 2001 have therefore been highlighted, in addition to describing the current state of affairs.

### 2.2 Local Geography

2.2.1 Eastleigh Borough covers an area of 79.8 square kilometres (7,980 hectares) and is located within the South Hampshire sub-region, as illustrated in Figures 2.1 and 2.2:

**Figure 2.1: Map of Eastleigh Borough**



**Figure 2.2: Eastleigh Borough in the South Hampshire context**



2.2.2 The Borough adjoins the districts of Southampton, Fareham, Test Valley and Winchester, and has a population of 125,199 (2011 Census). This total, consisting of 61,384 males and 63,815 females, represents an increase of 7.2% in the Borough's population since the 2001 Census, as illustrated in Table 2.2 below

2.2.3 The main settlements within the Borough are identified below within the existing settlement hierarchy:

**Table 2.1: Settlement hierarchy for Eastleigh Borough.**

Hierarchy level	Settlement
1	Eastleigh
2	Chandler's Ford
	Hedge End
3	Bishopstoke
	Botley
	Bursledon
	Fair Oak
	Hamble
	Netley Abbey
4	West End
	Allbrook, Boorley Green, Butlocks Heath, Horton Heath, and Old Netley

Source: Eastleigh Borough Council

2.2.4 There are currently 10 parishes across the Borough (Allbrook and North Boyatt, Bishopstoke, Botley, Bursledon, Chandler's Ford, Fair Oak and Horton Heath, Hamble-le-Rice, Hedge End, Hound, and West End) with only one area (Eastleigh) that is un-parished.



## 2.3 Population

- 2.3.1 The Borough is predominantly urban and suburban in nature, with just under a quarter (23.8%) of its land area classified as rural (source: NOMIS, April 2015). The average population density in 2011 was about 15.7 people per hectare. By comparison Southampton had a population density of about 47.5 people per hectare and Fareham 15 people per hectare.
- 2.3.2 Variations in population influence the amount and type of housing, employment land, infrastructure and services that need to be planned for. Changes result from new residential development, in- and out-migration, and from fluctuations in mortality and birth rates.

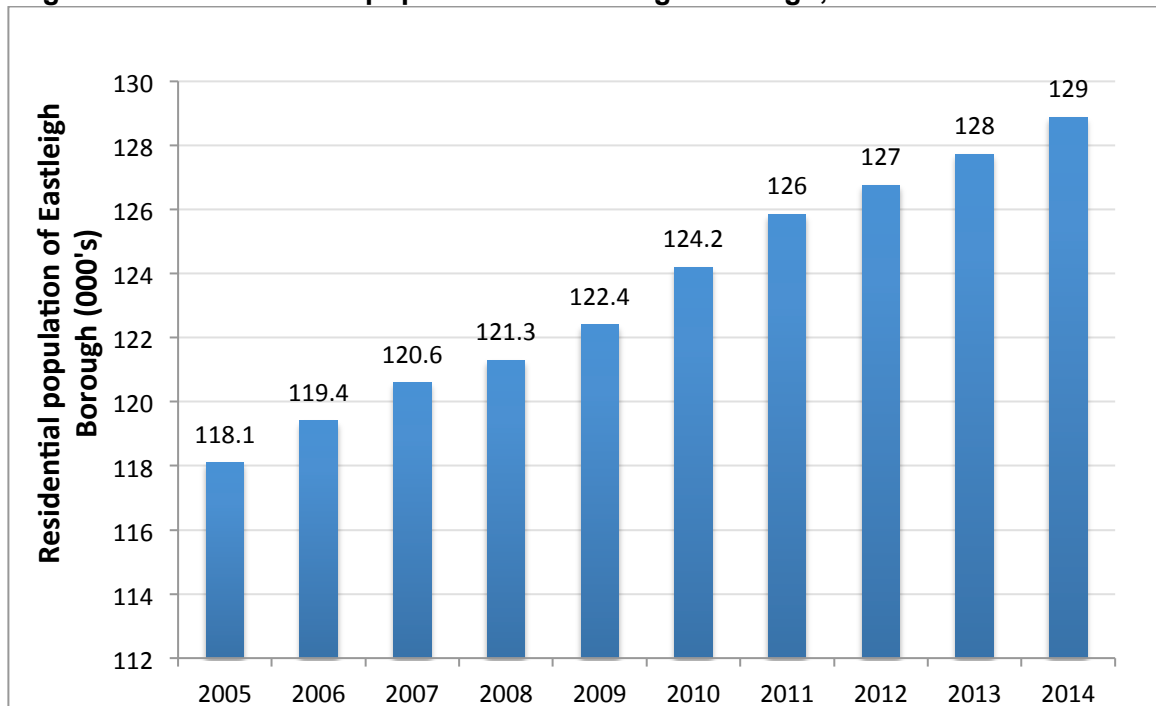
**Table 2.2: Population of the borough's parishes**

Parish	2001 Census	2011 Census	% Change
Allbrook & North Boyatt	1,807	1,755	-3.0
Bishopstoke	9,843	9,974	1.3
Botley	5,155	5,083	-1.4
Bursledon	6,048	6,188	2.3
Chandler's Ford	22,588	23,916	5.6
Eastleigh Unparished Area	19,767	24,011	17.7
Fair Oak & Horton Heath	9,842	10,212	3.6
Hamble-le-Rice	4,147	4,695	11.7
Hedge End	18,697	20,790	10.1
Hound	6,846	7,105	3.6
West End	11,429	11,470	0.4
<b>Total</b>	<b>116,169</b>	<b>125,199</b>	<b>7.2</b>

Source: 2011 census

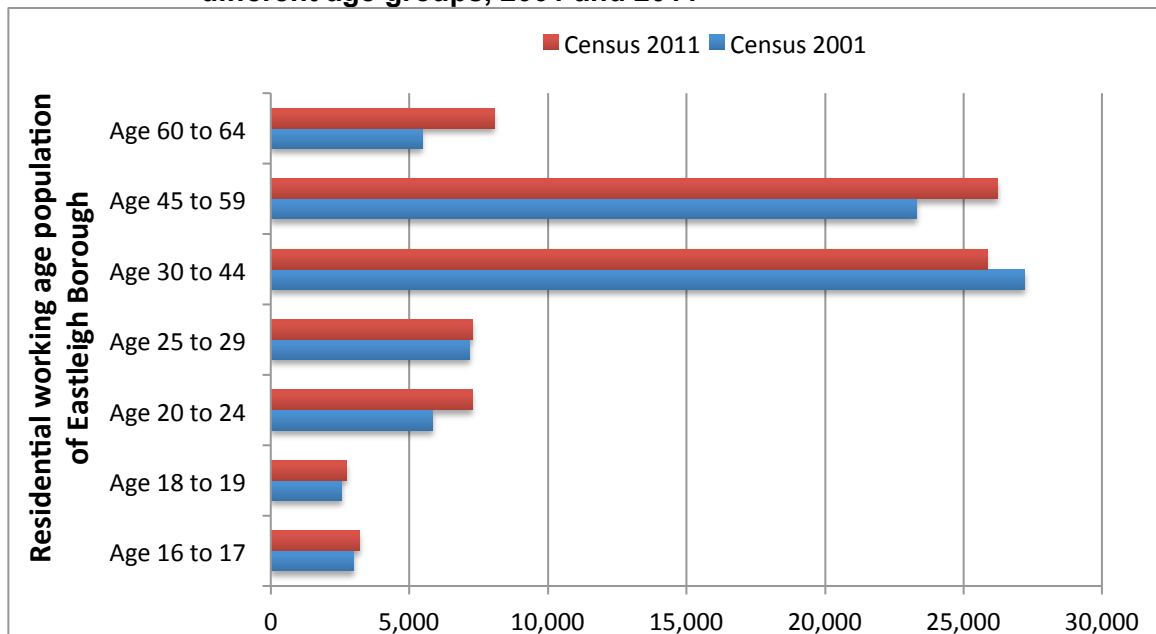
- 2.3.3 Figure 2.3 shows the overall change in the Borough's resident population over the last ten years and demonstrates that there has been a steady increase over the period of the Eastleigh Borough Local Plan Review (2001-2011). With regard to the change in persons of working age. Figure 2.4 provides a breakdown of age groups considered to be economically active (16-64 years) and shows that there has been an increase in population for most age groups between 2001 and 2011, with the exception of the 30-44 age group.

**Figure 2.3: Residential population of Eastleigh Borough, 2005-2015**



Source: ONS, mid-year population estimates, 2014

**Figure 2.4: Residential working age population of Eastleigh Borough by different age groups, 2001 and 2011**



Source: ONS, 2001 & 2011 Census

2.3.4 Further information on the Borough's population is available in Background Paper C1 Demography (July 2014), provided to Submitted Eastleigh Borough Local Plan 2011-2029. The implications of past population change are considered through other background papers in the Council's evidence base, such as the Strategic Housing Market Assessment, Housing Background Paper and the Community Infrastructure Background Paper as well as the PPG17 study for public open space. The UK's sub-national population projections are based

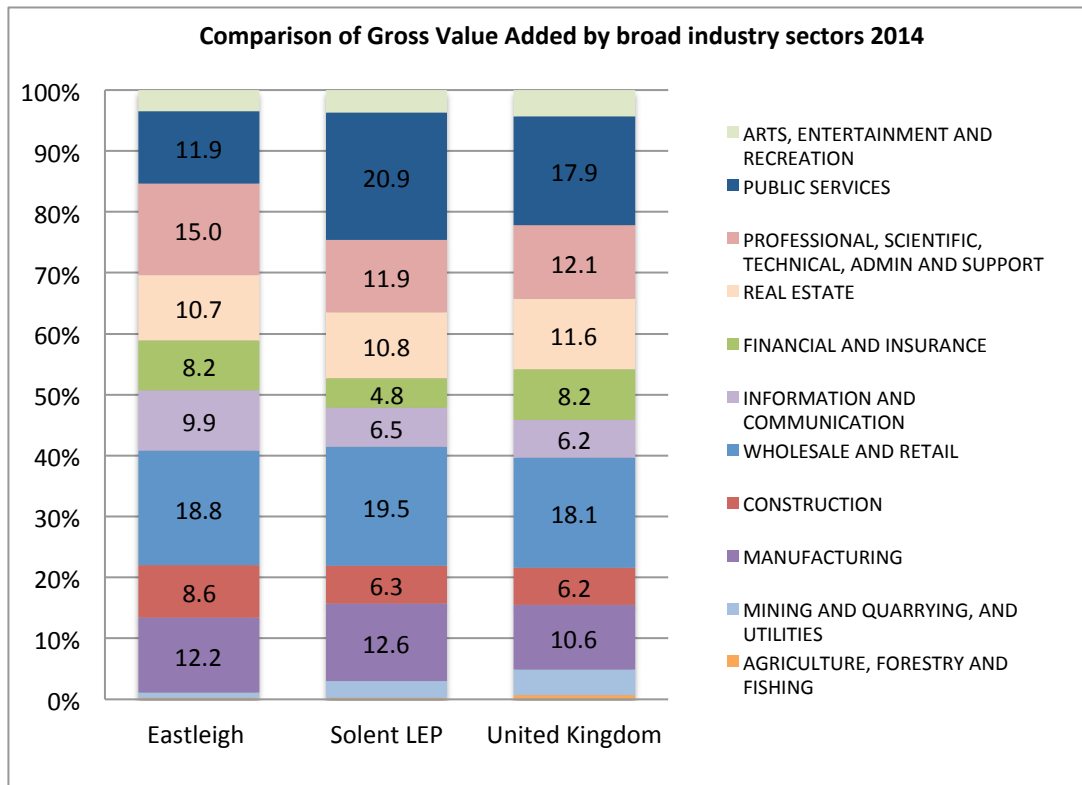
on past demographic change; hence the steady growth of the Borough's population means that the population is projected to increase to around 151,600 by 2037. This is an increase of around 27,400 persons from 2012. (source: 2014-based sub-national population projections released in 2014, ONS). There is expected to be a notable rise in the 70-84 age groups as the "baby boom" generation continues to age, in the context of increased life expectancy (see below).

## **2.4 Economy, Economic Activity and Income**

### **Economic performance**

- 2.4.1 GVA (income approach) represents the increase in the value of the economy due to the production of goods and services. The GVA (income approach) across all industries within Eastleigh Borough grew by approximately 11% over a five-year period between 2010 and 2014, and based on recent data provided by the ONS, currently stands at around £3.45 billion. This is above the pre-recession level and indicates that the economy of Eastleigh experienced a shorter recession and faster recovery than the national economy (source: Eastleigh Local Economy 2013/14, Hampshire County Council). GVA per head of the resident population is also relatively high within the Borough compared to UK and South East levels (source Experian 2013).
- 2.4.2 The productivity of the Borough, measured in terms of GVA per employee, is however very similar to the national level and lower than the South East figure. In view of the GVA per head of resident population, this means that the Borough has a large workforce relative to its economic output, compared to the UK or the South East region. In part, this can be explained by the relative importance of economic sectors such as manufacturing and construction in Eastleigh.
- 2.4.3 Figure 2.5 provides a breakdown of the contribution from each broad industry sector towards the Borough's economic output in 2011. It also shows how these sectors contributed towards the economies of the Solent Local Enterprise Partnership area and the UK. This figure shows that a greater proportion of the Borough's output comes from the manufacturing, construction, public services industry wholesale and retail sectors than is the case either nationally or sub-regionally. The Borough is not however dependent on any one particular broad sector for its economic prosperity.

**Figure 2.5: Comparison of Gross Value Added by broad industry sectors**



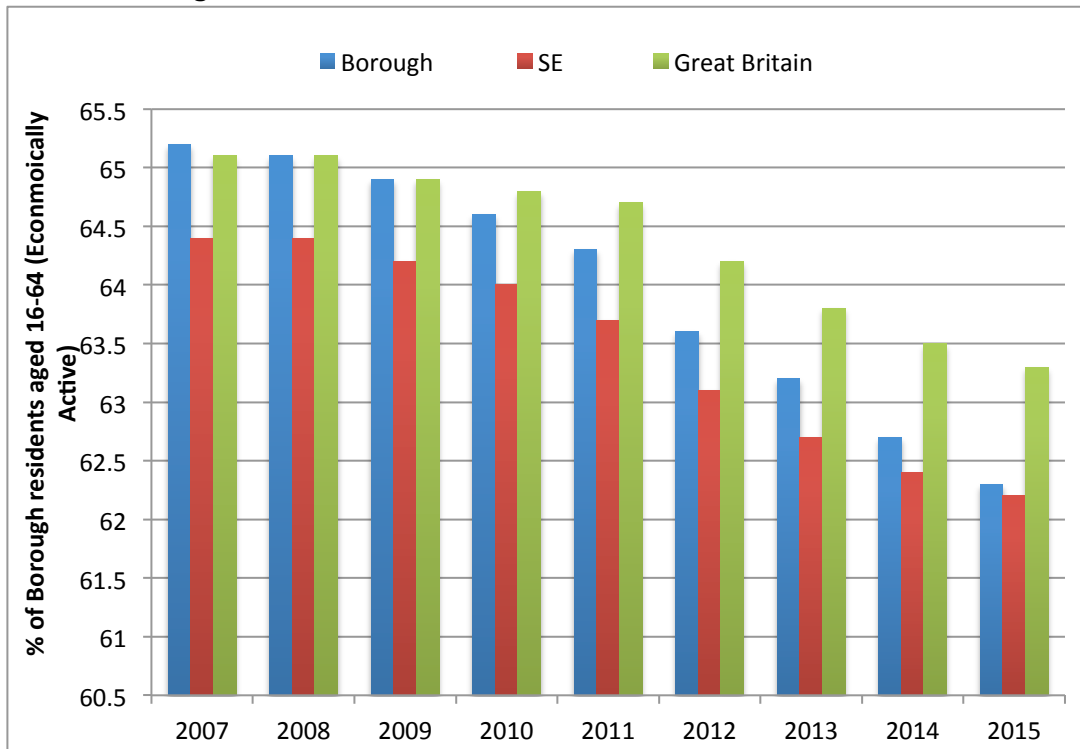
Source: ONS 2015

2.4.4 With regard to knowledge and high technology businesses, these are usually concentrated within the broad industrial sectors: information and communication; professional, scientific and technical activities; and financial and insurance activities. Although the Borough is home to companies working within these sectors, the proportional GVA output was generally lower than for the Solent LEP area or the UK as a whole (see Figure 2.5).

### Economic Activity

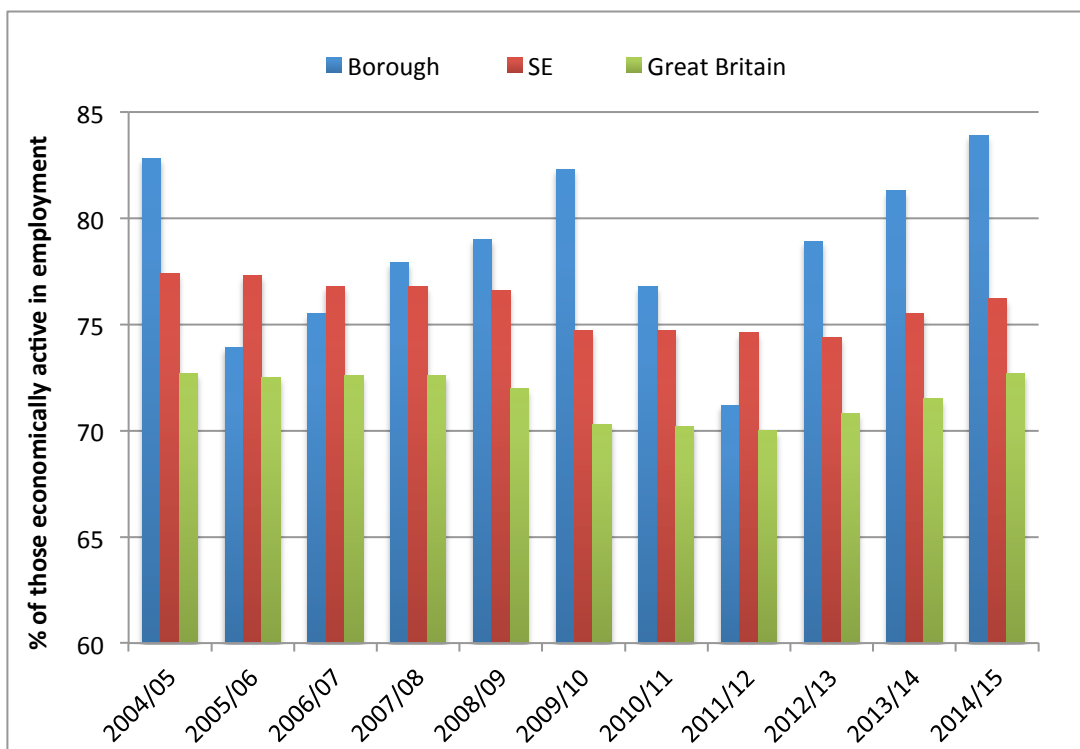
2.4.5 In 2014, 62.7% of the Borough's residents were aged 16-64 and therefore considered economically active (see figure 2.6), which is just above the regional (62.4%) and below the national (63.5%) average. Figure 2.7 shows that the proportion of residents in employment (84%) was also above the national (72.7%) and regional averages (76.2%) (source: ONS, Annual Population Survey, 2015).

**Figure 2.6: Economically active persons as a proportion of residents aged 16-64**



Source: ONS (via NOMIS), Annual Population Survey, 2015

**Figure 2.7: Employed economically active persons**

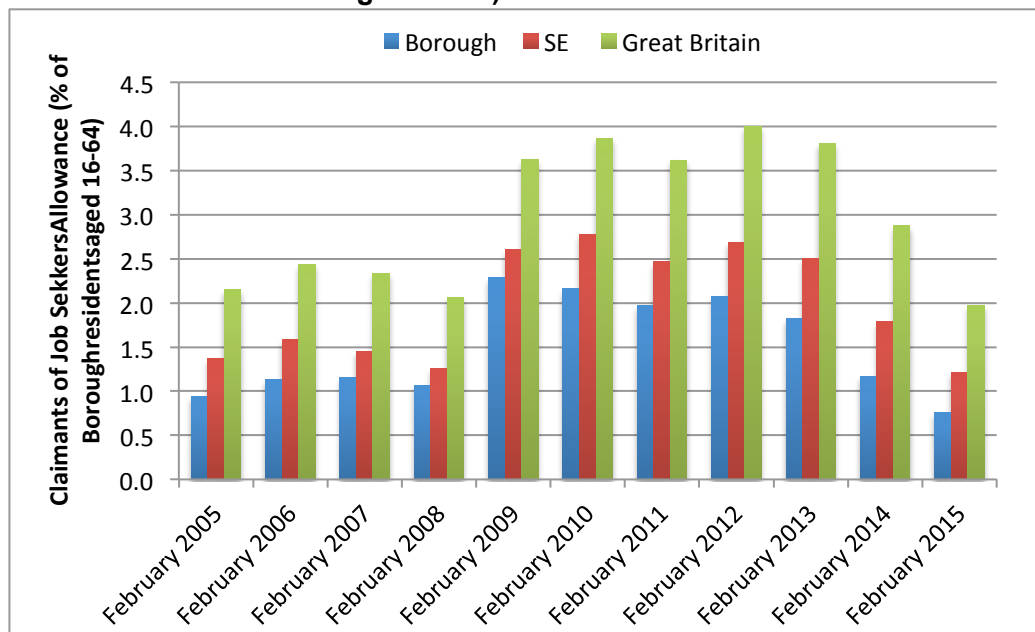


Source: ONS (via NOMIS), Annual Population Survey, 2015

## Job Seekers Allowance Claimants

2.4.6 There has been a downward trend in the number of Job Seekers Allowance (JSA) claimants in Eastleigh since 2012, this is in line with trends within both the south east region and on a national scale. The percentage of claimants (0.8% in February 2015) as a proportion of the working age population remains below the national (2.0%) and regional (1.2%) levels. As Figure 2.8 illustrates, the decrease in JSA claimants in the Borough reflects the national and local trends of falling unemployment since 2012 (source: ONS, 2015).

**Figure 2.8: Job Seekers Allowance claimants as a proportion of residents aged 16-64)**



Source: ONS (via NOMIS), 2015

## Total Jobs

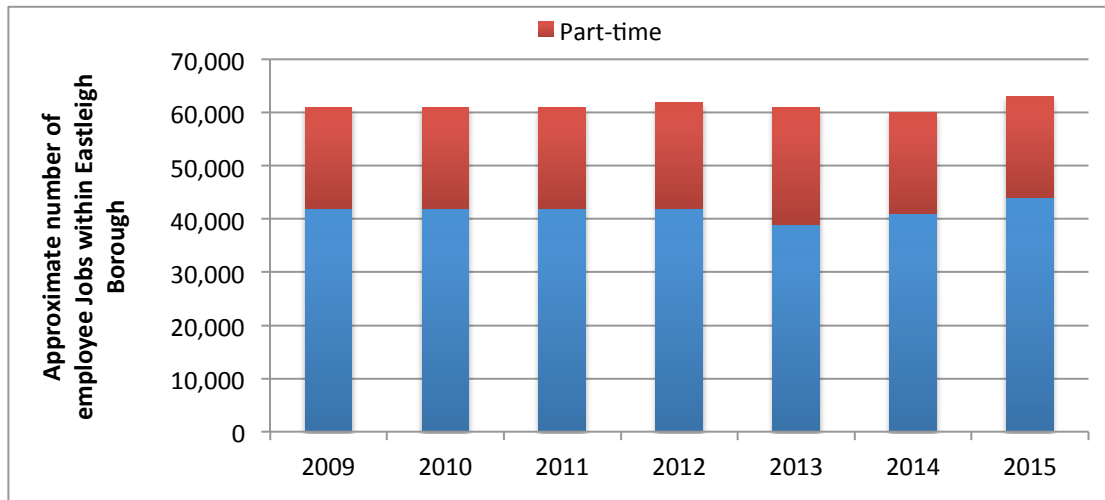
2.4.7 Since 2009, the total number of jobs within the Borough has increased from approximately 60,000 to 63,000 jobs in 2015 (source: NOMIS jobs density). In 2015, approximately half of existing employment opportunities within Eastleigh Borough were within the following industries:

- Manufacturing (9%);
- Wholesale and Retail (19%);
- Professional/Scientific services (9%);
- Health and Social Work (7%); and,
- Education (7%).

2.4.8 As shown in Figure 2.9, although the total number of jobs between 2009 and 2015 had increased, there has been fluctuations between 2012 and 2015. This appears to be due to variations in both retail and wholesale, and social work industries. Out of the 63,000 jobs existing within Eastleigh Borough in 2015, approximately 19,000 (30%) of these

were available on a part-time basis and 44,000 (70%) were full-time positions.

**Figure 2.9: Total number of jobs within Eastleigh Borough (Both full-time and Part-time)**

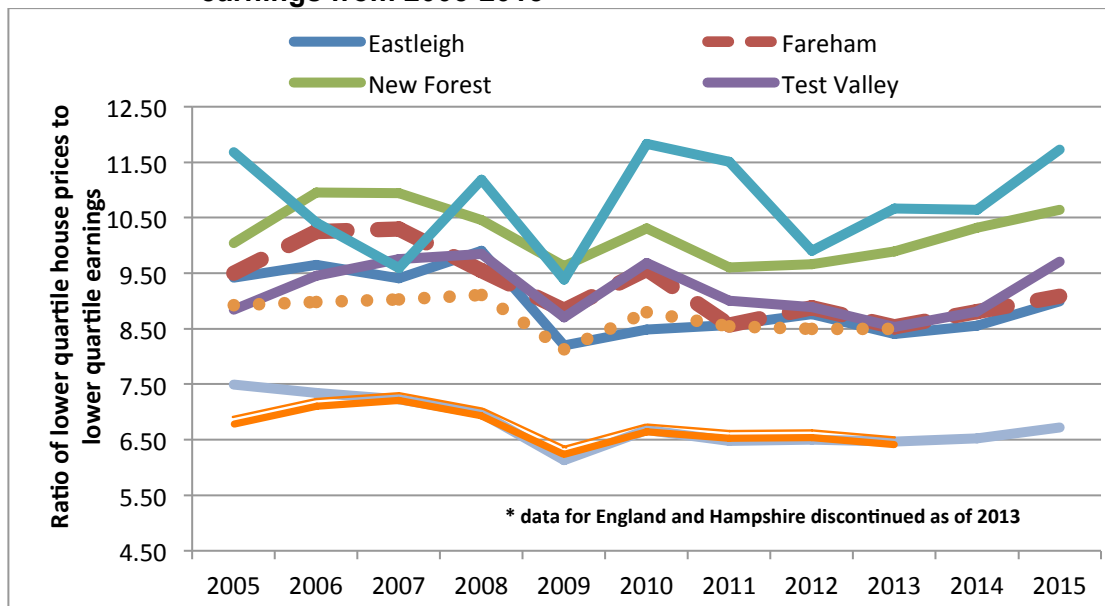


Source: ONS (NOMIS) (2015)

### Affordability of housing

2.4.9 As figure 2.10 illustrates the ratio of lower quartile house prices to lower quartile earnings increased relatively consistently from 2005 until the recession of 2008-2009. Since then the ratio has remained relatively level for the Borough, which is consistent with the trend demonstrated by the neighbouring authorities. As of 2015, the ratio for Eastleigh was 8.99 and slightly lower than the average ratio across the neighbouring Boroughs (9.73).

**Figure 2.10 Trends in ratio of lower quartile house prices to lower quartile earnings from 2005-2015**



Source: DCLG (Department for Communities and Local Government), live tables on housing market and house prices (last updated April 2014)

## Qualifications

2.4.10 The proportion of residents of working age (aged between 16 and 64) in the Borough with a degree level qualification has risen significantly from 33.4% in 2010 to 37.6 % in 2014. In 2015 there was a reduction by around 4,600 residents in Eastleigh Borough with a degree qualification or higher. This is most likely due to the decision to increase tuition fees in 2010. Since most degrees last 3-4 years it is plausible that the effects are visible now. Table 2.3 shows the breakdown of qualifications held by the population across the Borough.

**Table 2.3: Qualifications of residents aged 16 to 64 (%)**

		NVQ 4 Equivalent & Above (e.g. degree or above)	NVQ3 Equivalent & Above (e.g. 2 or more A-levels)	NVQ2 Equivalent & Above (e.g. 5 or more GCSEs at grades A-C)	NVQ1 Equivalent & Above (e.g. fewer than 5 GCSEs at grades A-C)	Other Qualifications (includes foreign & professional qualifications)	No Qualifications (no formal qualifications held)
<b>2011</b>	Eastleigh Borough	33.4	59.5	79.5	90.9	3.5	5.6
	South East	36.1	56.8	73.3	86.6	5.5	7.9
	Great Britain	32.8	52.6	69.5	82.5	6.8	10.7
<b>2012</b>	Eastleigh Borough	33.4	65.1	83.8	93.9	Not available*	Not available*
	South East	36.8	58.2	75.4	87.7	5.4	6.9
	Great Britain	34.2	54.9	71.8	83.9	6.3	9.7
<b>2013</b>	Eastleigh Borough	36.8	59.7	78.2	90.4	4.3	5.3
	South East	38.2	59.3	76.5	88.4	5.2	6.5
	Great Britain	35.1	55.7	72.4	84.3	6.3	9.4
<b>2014</b>	Eastleigh Borough	37.6	63.9	80.5	93.3	Not available*	Not available*
	South East	39.1	60.5	77.1	89.2	5.2	5.6
	Great Britain	36	56.7	73.3	85	6.2	8.8
<b>2015</b>	Eastleigh Borough	30.9	58	74.7	90.5	Not available*	Not available*
	South East	39.8	58.8	76.8	88.5	5.2	6.3
	Great Britain	37.1	55.8	73.6	84.9	6.5	8.6

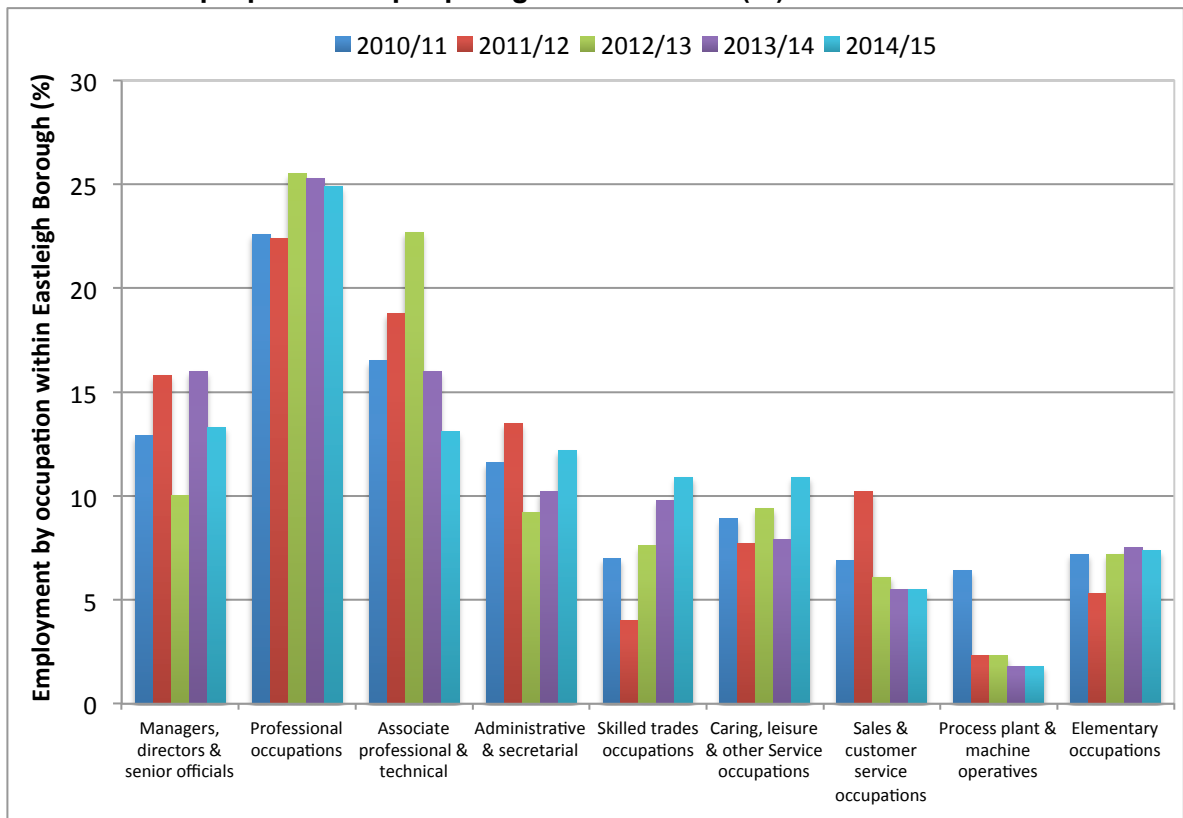
Note: \*Sample size too small for reliable estimate  
Source: ONS, Annual Population Survey, 2010-14



## Employment by Occupation

2.4.11 Eastleigh’s residential population is predominantly employed in professional and technical occupations, as Figure 2.11 illustrates. However it should be noted that this does not necessarily reflect the available jobs within the Borough. It is also evident through comparison, that the decline in the number of residents with formal qualifications such as university degrees has potential to result in a decline in residents in professional occupations and an increase in residents with occupation in skilled, semi-skilled and unskilled occupations.

**Figure 2.11: Employment by occupation within Eastleigh Borough as a proportion of people aged 16+ in work (%)**



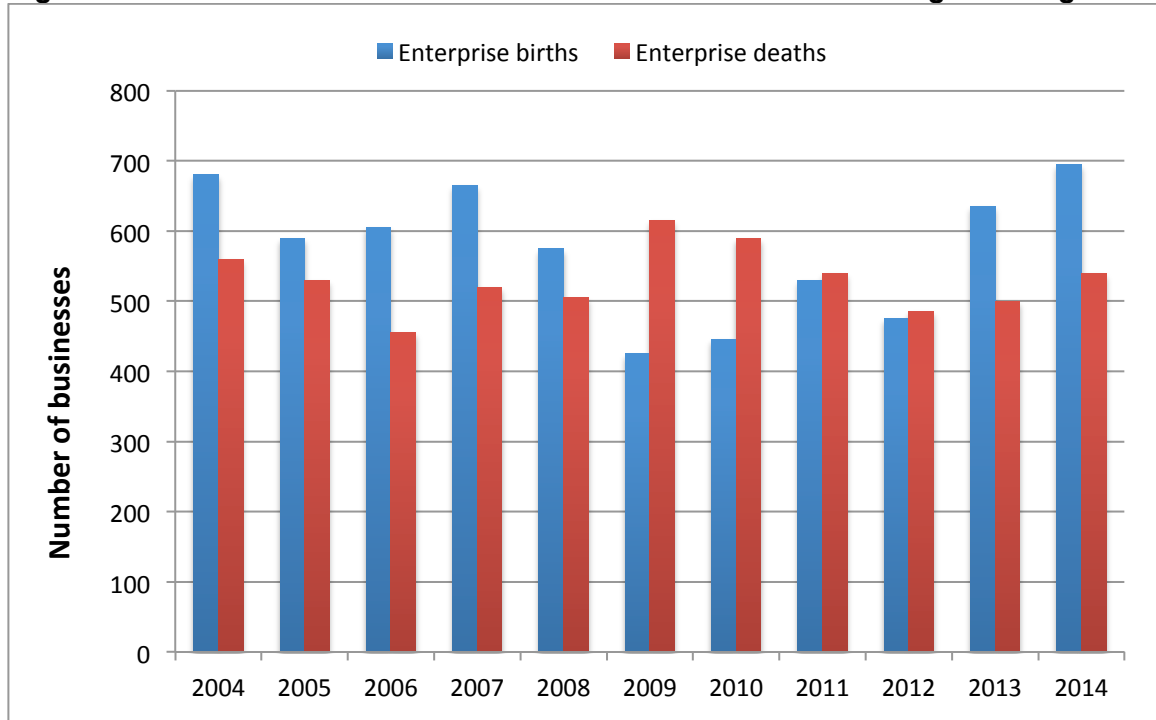
Source: ONS, Annual Population Survey, 2010-15

## Business Demography

2.4.12 The total number of businesses within the Borough stood at 4,920 in 2004, rose to a peak of 5,370 in 2008, and then dropped to 4,995 in 2009 as a result of the recession. In the last two years business start-up have increased consecutively, although business deaths have also increased year on year since 2012. Despite this, the net increase in business start-ups within Eastleigh has increased over the last two consecutive years. A significant increase between 2011 and 2014 brought the number back up to 5,130 in 2013(see figure 2.12). This is a positive sign, since relatively low levels of business enterprise (the births of new businesses) have in the past been a continuing concern

across the Solent LEP sub-region (source: Solent Strategic Economic Plan 2014-20, Solent LEP, March 2014).

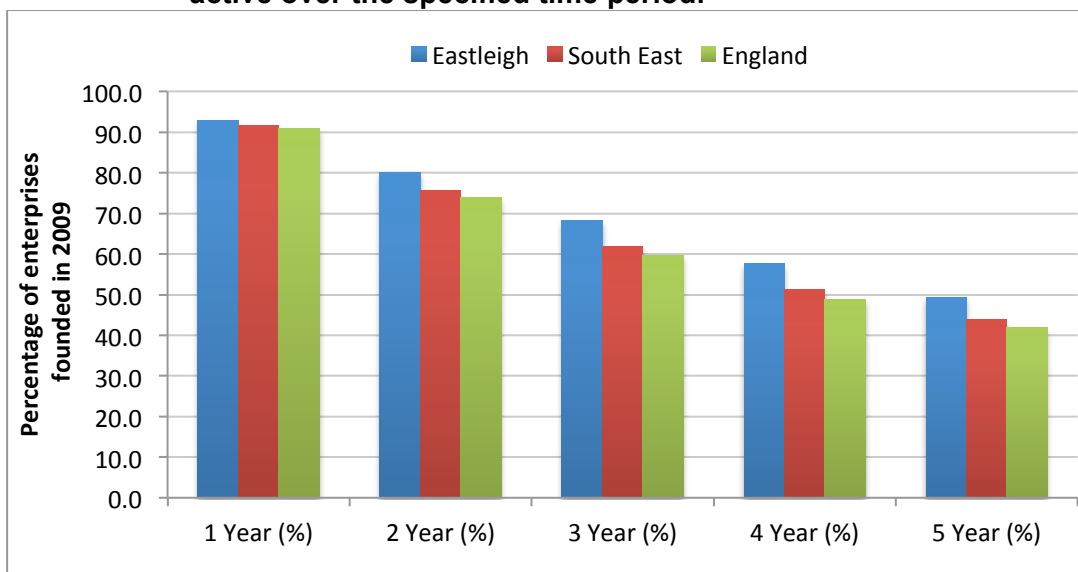
**Figure 2.12: Business births and deaths 2004-2014 within Eastleigh Borough**



Source: ONS, Business Demography 2013 (released November 2014)

2.4.13 The rate of business survival within the Borough is measured in terms of the proportion of businesses from 2009 that remained active after a number (one to five) of years. This is relatively high compared to regional and national rates (see Figure 2.13). This indicates that local businesses are relatively robust when compared to business survival rates within the wider region and beyond.

**Figure 2.13: Proportion of businesses that started in 2009 and remained active over the specified time period.**



Source: ONS, Business Demography 2013 (released November 2014)

## **2.5 Society, Health and Public Safety**

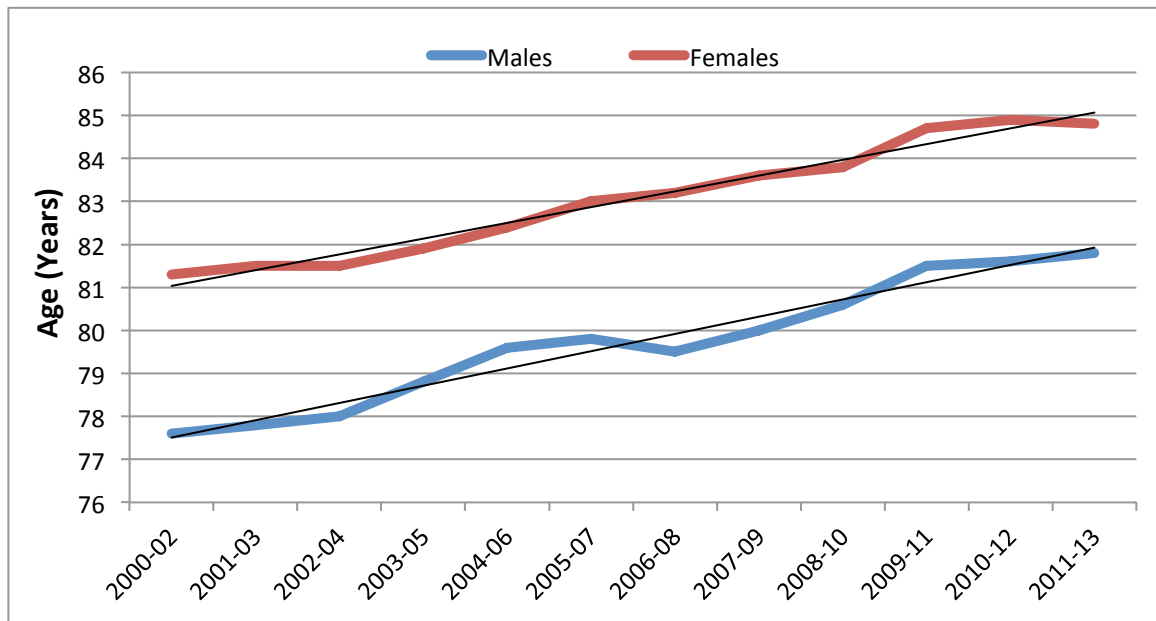
2.5.1 Comparing the results from the 2001 and 2011 censuses shows that the Borough became marginally more ethnically diverse between 2001 and 2011 although the vast majority of residents (91.8%) were still classified as 'White British' in 2011 (the comparative figure for 2001 was 95.5%). There was a decline in the proportion of married adults (from 57.0% in 2001 to 52.3% in 2011) and an increase in the proportion of single adults who had never married (from 25.0% in 2001 to 28.9% in 2011). Household tenure also diversified with an increase in the percentage of socially rented housing (from 11.8% in 2001 to 12.3% in 2011), privately rented housing (from 5.8% to 12.3%), shared ownership (from 0.5% to 1.1%) and properties that are owned outright (without a mortgage or loan) (from 30.0% to 33.0%) (Source: ONS, Neighbourhood Statistics).

### **Life expectancy and mortality rates**

2.5.2 Life expectancy is generally considered to be a good summary indicator of the health status of the population. Health and life expectancy are affected by a wide range of factors such as access to medical care and recreational opportunities, lifestyle, diet, and social and economic deprivation. Land-use planning can help to improve health and life expectancies by shaping these influences. Within the Borough, life expectancy at birth is 81.9 for males and 84.6 for females according to the latest figures for the period 2012-2014 released by ONS in November 2015. These figures are higher than the national (England) average across both genders across of 79.6 for males and 83.2 for females.

2.5.3 Figure 2.14 shows that life expectancy within the Borough has increased steadily over the last decade, although there appears to have been a, very slight decrease in life expectancy for females in the latest successive set of figures. This indicates that the health of the local population has generally improved during the period of the adopted Local Plan.

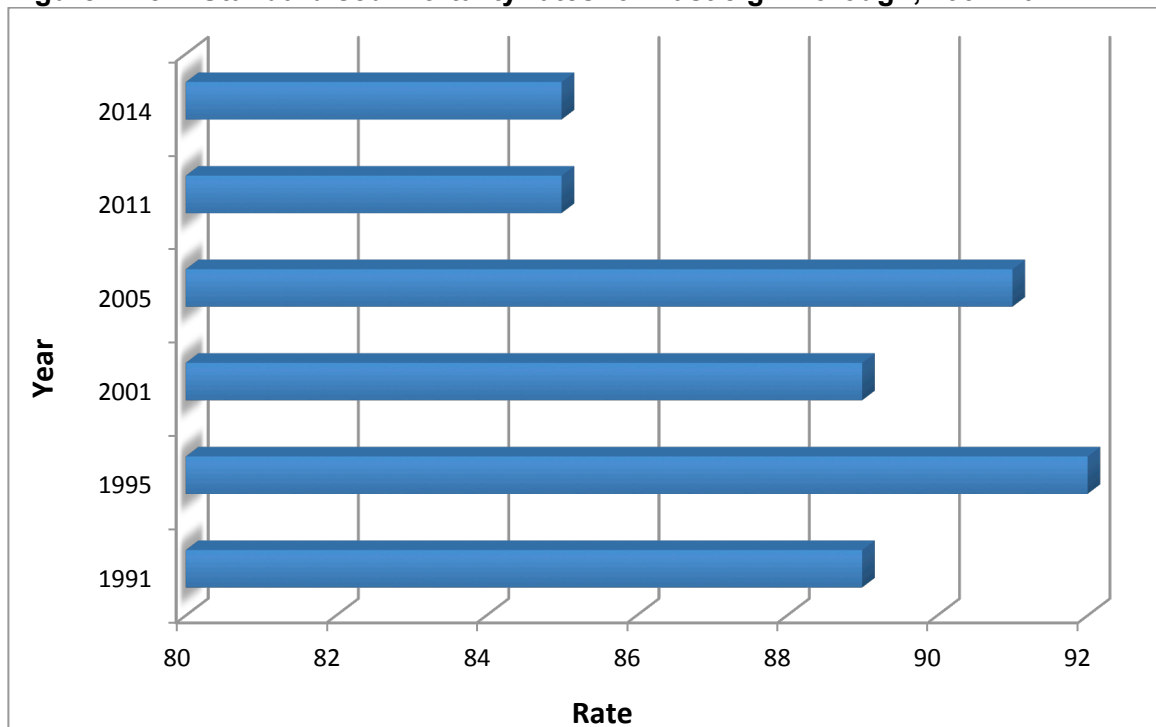
**Figure 2.14: Life expectancy at birth within the Borough from 2000/02 to 2011/13**



Source: ONS 2016

2.5.4 In addition to life expectancy, age-standardised mortality rates provide a good indication of the overall health of the Borough’s population. These rates compare the number of deaths in the resident population to what would be expected if the Borough had the same age-specific death rates as England and Wales. Since 1991, Figure 3.15 shows that deaths in Eastleigh have been consistently below the national average.

**Figure 2.15: Standardised mortality rates for Eastleigh Borough, 1991-2014**



Source: ONS, Death Registrations Summary Statistics, 2014, and HCC, 2015

### **Levels of obesity**

- 2.5.5 Obesity is associated with a range of long-term health problems and is a growing cause of hospital admissions in England. The planning system has potential to challenge obesity levels by ensuring that a community has sufficient opportunities for physical recreation and by enabling movement by active modes of transport such as walking and cycling.
- 2.5.6 According to Department of Health estimates for 2014-15, 67.7% of adults in the Borough had excess weight, which compared with 65.8% for Hampshire, 63.3% for the SE Region, and 64.8% for England. An estimated 19.1% of adults in the Borough were classed as obese, which compared with 21.1% for Hampshire, 20.3% for the SE Region, and 21.9% for England. With respect to children, the 2013/14 Health Survey for England (HSE) found that 14.5% of Year 6 children in the Borough were obese, which compared with 18.4% in Hampshire, 16.4% in the SE Region, and 19.1% for England. These results indicate that the percentages of obese children and adults in the Borough are high, but have fallen since 2013-14. These levels are similar to those for Hampshire although Hampshire obesity levels have increased since 2013-14.

### **Adults participating in sport and active recreation**

- 2.5.7 According to Sport England's Active People Survey, levels of physical activity within the Borough appear to have declined in the most recent year for which data is available. The percentage of physically active adults (those achieving at least 150 minutes of physical activity per week in accordance with the UK Chief Medical Officer's recommended guidelines) in the Borough rose from 56.4% in 2012/13 to 60.1% in 2013/14, but then dropped to 50.8% in 2014/15, while the comparative figure for England held steady at 54.6% in 2012/13, before rising slightly to 57.0% in 2014/15. (Source: Sport England, Active People Survey 2014/5, via Public Health England's Health Profiles).

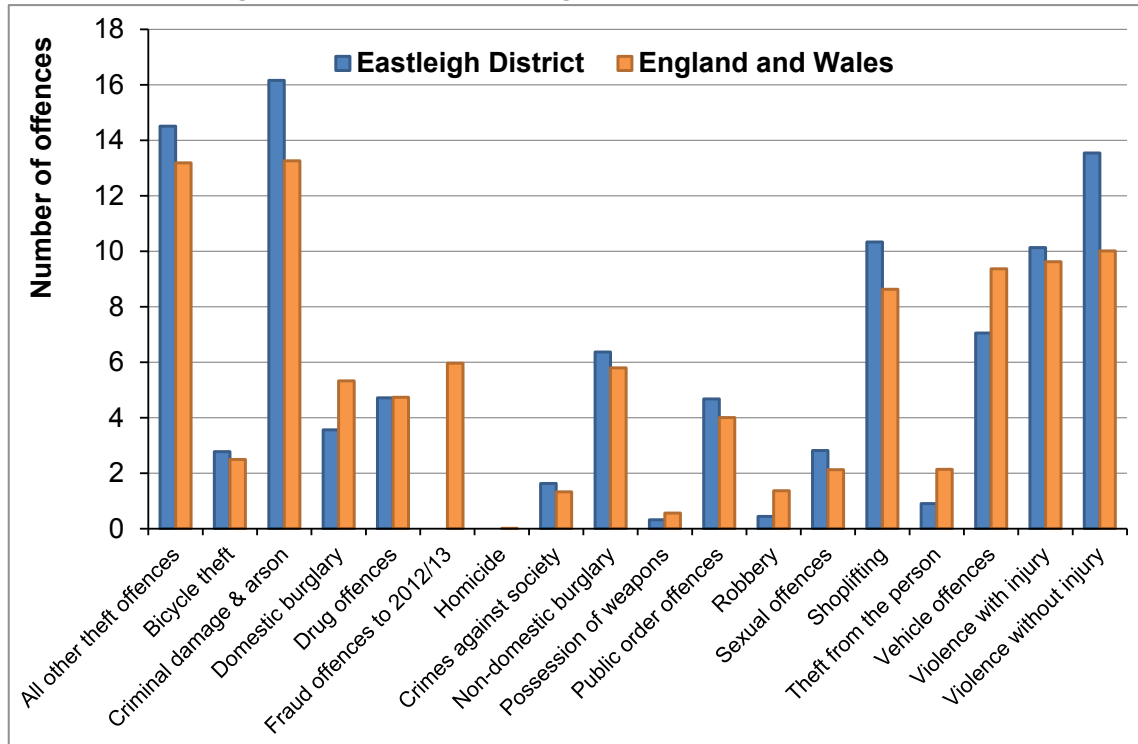
### **Deprivation and crime statistics**

- 2.5.8 In the 2015 Index of Multiple Deprivation, which mainly draws on statistics for 2012/13, Eastleigh Borough was placed within the least deprived quartile of districts in England and Wales, and was ranked 298 out of 326 districts (where 1 is the most deprived). The average multiple deprivation score for Eastleigh was 10.02, compared with the Hampshire score of 11.92 (where a higher score means a greater level of deprivation). Pockets of deprivation do, however, exist in the Borough and these fall within the Pilands Wood, Velmore, Riverside, West Bishopstoke, Netley Abbey, Nightingale, Eastleigh Central, and Eastleigh South areas. (Source: Department for Communities and Local Government, 2015).

2.5.9 Figure 2.16 shows the recorded crimes for 2014 in Eastleigh Borough and across England and Wales. Overall, the distribution of recorded crimes within the Borough was consistent with the distribution for the whole of England and Wales, although a slightly smaller proportion of the locally recorded crimes were for vehicle offences and domestic burglaries, while a slightly larger proportion were for violence without injury and for criminal damage or arson.

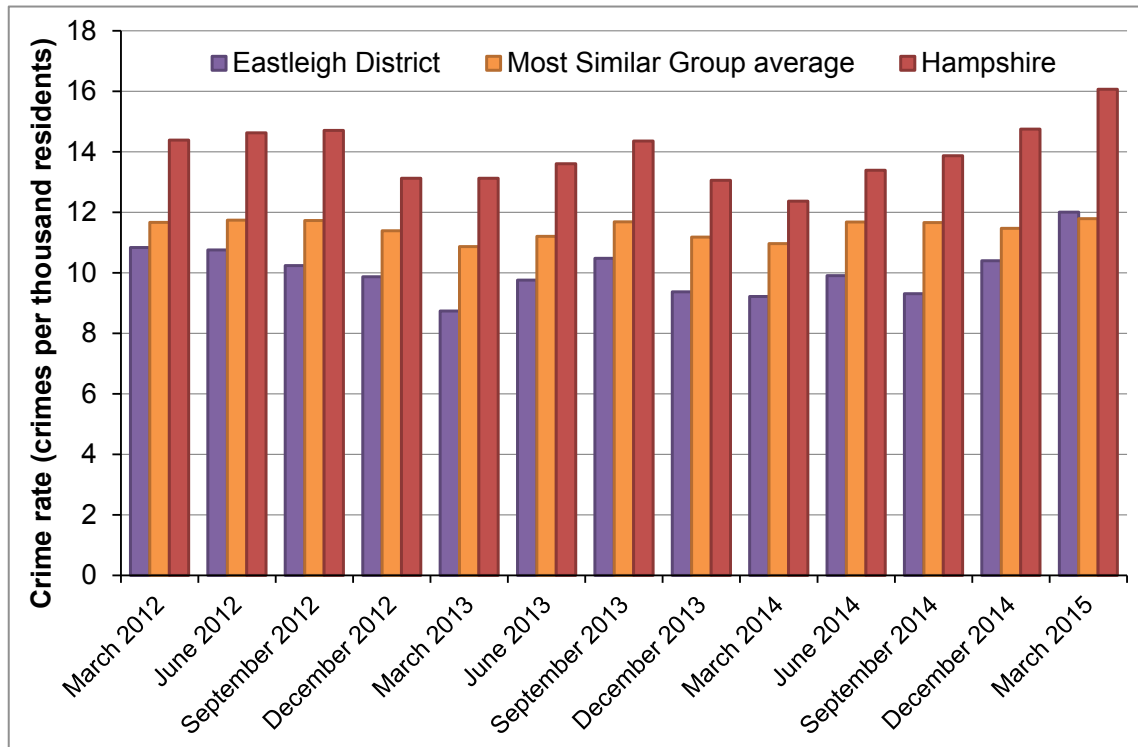
2.5.10 Figure 2.17 compares crime rates (crimes per thousand residents) over the 3 years leading up to March 2015 for the Borough, Hampshire, and a group of districts with similar demographic and other characteristics to the Borough. The overall crime rate for the Borough has been consistently lower than the average rate for Hampshire as a whole and the group of comparator districts. The overall crime rate increased in a similar way for the Borough and for Hampshire during the first 3 months of 2015, and further analysis shows that in both cases this was mainly caused by a rise in public order, violence and sexual offences.

**Figure 2.16: Distribution of crimes recorded for Eastleigh Borough and England and Wales during 2014**



Source: ONS, Crime in England and Wales, 2015

**Figure 2.17: Crime rates for Eastleigh Borough, Hampshire and comparator districts, March 2012 to March 2015**



Source: ONS, 2016

## 2.6 Natural and Historic Environment

### Nature designations

2.6.1 The Borough has a range of international, national and local nature designations, which accounts for 25% of the Borough's total area. Table 2.4 provides information on the number and extent of the designated sites. Since 2005 (when details were first included in the Monitoring Report), there has been no substantive change to the areas of the Borough that are nationally or internationally designated for their nature conservation value.

**Table 2.4: Nature conservation designations in Eastleigh Borough**

Designation	Area (ha)	Proportion of Boroughs Total Area (%)
Local Nature Reserve (LNR)	232	2.7
National Nature Reserve (NNR)	0	0
Ramsar	184	2.2
Special Area for Conservation (SAC)	296	3.5
Special Protection Area (SPA)	184	2.2
Site of Special Scientific Interest (SSSI)	426	5.0
Site of Importance for Nature Conservation (SINC)	814	9.6
<b>Total</b>	<b>1,446</b>	<b>25.2</b>

Source: Hampshire Biodiversity Information Centre

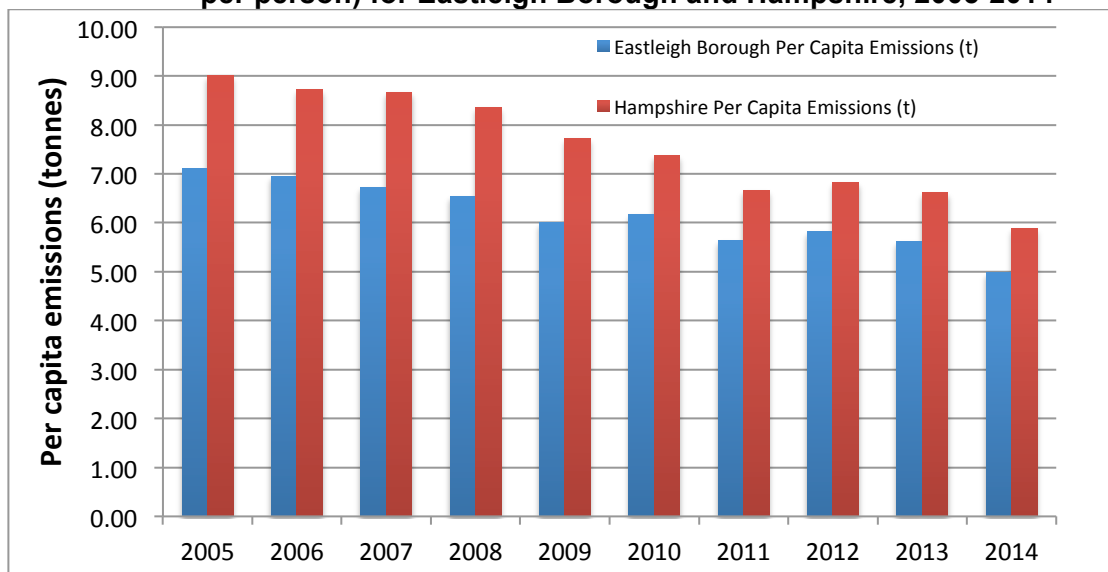
## Carbon dioxide emissions

2.6.2 Estimates for carbon dioxide emissions are available from the Department for Energy and Climate Change (DECC) at regional and local authority level, and cover the period 2005 to 2014. Figure 2.17 shows that carbon dioxide emissions per capita for the Borough are lower than for Hampshire as a whole, and have decreased despite some fluctuations by around 20% between 2005 and 2014. The total estimated carbon dioxide emissions have also decreased within the Borough over the same period by approximately 14%, although those for Hampshire as a whole decreased by around 22%.

2.6.3 In 2014 approximately 27% of CO<sub>2</sub> emissions were released within the Borough as result of industry and commercial activities, followed by a further 31% released due to domestic related activities and 42% due to transport related activities.

2.6.4 The Council's own estimated carbon dioxide emissions for the period 2014/15 have reduced by 27% relative to a 2007/8 baseline (source: Eastleigh Borough Council GHG emissions data).

**Figure 2.18: Estimated per capita carbon dioxide emissions (tonnes of CO<sub>2</sub> per person) for Eastleigh Borough and Hampshire, 2005-2014**



Source: Local and Regional CO<sub>2</sub> Emissions Estimates for 2005-2013, DECC (published June 2016)

## Built & Historic Environment

2.6.5 Table 2.5 below illustrates the extent of historic assets throughout the Borough. Since 2001, there had been no change to the number of scheduled ancient monuments, historic parks and gardens or conservation areas within the Borough; however three additional buildings have been listed (as Grade II buildings) between 2002 and 2014. There are also 30 additional buildings that are in the process of being considered for designation as a locally listed building.



**Table 2.5: Built heritage designations**

Designation	Number of Designations
Scheduled Ancient Monuments	10
Conservation Areas	8
Grade II Listed Buildings	181
Grade II* Listed Buildings	9
Local Listings	38
Historic parks and gardens*	33

Source: English Heritage and Eastleigh Borough Council

Note: Historic parks and gardens includes a number of local cemeteries that were not listed in the Hampshire Register of Historic Parks and Gardens (June 2000), but which have heritage value

2.6.6 With regards to the built environment; a number of significant regeneration projects have been completed across the Borough since 2001. These include large-scale residential developments south of Leigh Road (the former Pirelli Works) and an extension to the Swan Centre in Eastleigh Town Centre, for leisure-related development. There has also been significant progress towards the regeneration of the Eastleigh Renaissance Quarter with planning permission for 113 homes at the Travis Perkins site (Mill Street) granted in 2012 and 155 flats on Twyford Road granted in 2007. These proposals help to implement the vision for the Renaissance Quarter as described by the adopted Local Plan (policy 53.BE). By contrast, despite on-going discussions between landowners, developers and the local planning authority, no significant progress has been made on the redevelopment of Barton Park to provide a mix of uses including offices, visitor attracting facilities and other employment uses (policy 56.BE).

## 2.7 Transport

2.7.1 Information from the 2011 Census demonstrated an 8% increase in the average distance travelled to the workplace since 2001. On average, commuters travelled 14.4km in 2011 compared to 13.3km in 2001, which suggests that residents are generally travelling a further distance to work. However, because the national (England & Wales) average commuting distance increased by 12% between 2001 and 2011 to 15km, it still exceeded the average commute within the Borough (source: 2001 & 2011 Census).

2.7.2 The Borough was a small exporter of labour in 2011, with a workplace ratio (the ratio of workplace workers those who work out to resident workers) of 0.96 (source: 2011 Census). This meant that more local residents commuted to workplaces outside the Borough than those commuting into the Borough for work. The balance of in-commuting and out-commuting was slightly different to that reported by the 2001 Census, when the Borough had a workplace ratio of 0.89, which meant that the Borough was a relatively larger exporter of labour in 2001 than in 2011. Overall, the net commuting outflow was around 3,350 persons in 2001 compared to 1,530 persons in 2011 (source: 2001 & 2011 Census).

## **Implications for the Local Plan**

- 2.7.3 Since 2001, both the number of residents and the number of total jobs has increased within the Borough. A succeeding Local Plan for the Borough will be expected to accommodate the needs of an increasing population, especially as it ages and the needs for facilities and services change. A mix of dwelling types and sizes will also be required to meet the changing requirements that are expected to be brought about by the increase to the older population (65 years+).
- 2.7.4 The Borough's recent economic performance has been relatively strong and as a result future policies and proposals will need to sustain this by enabling the continued growth of businesses. Effort is still needed to increase the levels of business enterprise and local skills, and planning policies will need to complement these initiatives. Taking account of these implications, a successive Local Plan will need to propose a number of new employment land allocations and policies which support the redevelopment and modernisation of business premises. Policies to support the development of education and training facilities are proposed, and support is also offered for the provision of starter or 'move on' premises to accommodate emerging businesses.
- 2.7.5 Further growth in economic sectors that are associated with knowledge and high technology businesses would be desirable, to help improve the Borough's contribution to sub-regional economic objectives. Although the Borough has a reasonably diverse economic base, policies contained within a future Local Plan for the Borough will need to ensure that a range and choice of development sites are made available for the different requirements of local businesses and, where feasible, the strategic sectors highlighted by the Solent LEP.
- 2.7.6 There are a range of natural and historic designations within the Borough and policies will be required to protect these from inappropriate development. It is also likely that there will be further opportunities to enhance the contribution that these assets along with the built and natural environment can potentially contribute towards the quality of life of the Borough's residents. Policies to reduce the emissions associated with new commercial and residential properties will need to be included within a successive Local Plan and will be in line with the future air quality strategy for Eastleigh Borough.
- 2.7.7 Areas of deprivation could be supported by the provision of accessible employment opportunities, in addition to new facilities for education and training needs. For all of the Borough's residents, it will be important to increase opportunities for using active transport modes and for physical recreation.

2.7.8 Generally speaking, the increase of jobs within the Borough coupled with the reduction to out-commuting suggests that residents have become more inclined to seek work locally since 2001. However, the increase in the average commuting distance over this period still suggests that workers are willing to travel in order to find suitable employment.

### **3. PLANNING POLICY AND IMPLEMENTATION**

#### **3.1 Local Development Scheme**

3.1.1 One of the functions of the AMR is to monitor progress of the Council's Local Development Scheme (LDS).

Summary Update (outside of monitoring period): 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016

Since the 31<sup>st</sup> March 2015 the Council has made further revisions to the LDS. The main change from the 2014 LDS is the recognition that a new Local Plan is required to cover the period 2011-2036. The reasons for this are:

- the most recent submitted Eastleigh Borough Local Plan Review 2011-2029 was recommended by the Planning Inspector for non-adoption due to issues of unsoundness in relation to housing requirement and supply.
- to enable the Council to respond to a revision of the South Hampshire Strategy which seeks to include findings from the updated evidence base work and the 2014 South Hampshire Housing Market Assessment and the Solent LEP Strategic Economic Plan; and
- incorporation of the Travelling Communities Development Plan Document (DPD).

#### **3.2 Development Plan Documents (DPD's)**

##### **Eastleigh Borough Local Plan Review 2001-2011**

3.2.1 The Plan was formally adopted by the Council on 25<sup>th</sup> May 2006. Many of the key proposals set out in the Plan have now been implemented particularly housing and employment allocations.

3.2.2 The Local Plan's policies would have expired 3 years after adoption unless the Secretary of State issued a direction to save them. In November 2008 Eastleigh Borough Council submitted a list of proposed Saved Policies to the Secretary of State with a request that these should be saved until they can be replaced by the new Local Development Framework. This included the majority of the policies in the adopted Local Plan. The Secretary of State issued a Direction on 14 May 2009 to save the policies as requested by the Borough Council.

### **Historical Context for Updating Local Planning Policies: Core Strategy and Sites and Policies DPD**

- 3.2.3 The 2010 LDS envisaged the parallel production of a core strategy and a sites and policies DPD up to submission stage. They would then have been submitted in turn, starting with the core strategy in October 2012.
- 3.2.4 In July 2011, the Government published its draft National Planning Policy Framework (NPPF). This included a statement at paragraph 21 that each authority should produce a Local Plan for its area and that additional development plan documents should only be used where clearly justified. On this basis, and to expedite the process the Council concluded that the separate core strategy and sites and policies DPD should be merged into a single local plan, to be prepared as far as possible to the same timetable as the original core strategy. The LDS was revised accordingly, and brought into effect through cabinet resolution in October 2011.

### **Eastleigh Borough Local Plan 2011-2029**

- 3.2.5 In October 2011, the Draft Eastleigh Borough Local Plan 2011-2029 was published for consultation on the issues, options and the Council's preferred approach to development. The 2011 LDS anticipated publication of the pre-submission draft for consultation in July 2012, submission in October 2012 and adoption in 2013.
- 3.2.6 The LDS published in 2012 revised and extended the timetable for preparation of the new local plan. The reason for this is that following consultation on the Pre-submission Local Plan in August 2012; a late representation was received withdrawing one of the strategic site allocations. This necessitated the identification of new replacement housing allocations, and a repeat of the draft and pre-submission consultation stages of the Local Plan.
- 3.2.7 The LDS adopted in September 2013 included an update to the programme; consultation on the draft Local Plan in October 2013 and consultation on the revised pre-submission Local Plan February 2014 (a month later than the previous LDS). All of these deadlines were met within the monitoring year 2013/14.
- 3.2.8 Within this monitoring period, the LDS was revised and adopted on 1 May 2014. Ahead of submitting the 2011-2029 Local Plan for examination it was concluded that there was a need to commence an early review, and roll forward, of the Local Plan to cover the period 2016-36. The reason for this is to enable the Council to respond to an expected revision of the South Hampshire Strategy for the same period which will seek to incorporate the findings of updated.

- 3.2.9 The 2011-2029 draft plan was submitted to the Planning Inspectorate in July 2014 and an Examination in Public (EiP) was held in November 2014. The Planning Inspector published his 'Preliminary Conclusions' on 26th November 2014 in which he identified a number of shortcomings relating to the identification of housing needs, housing requirement and land supply. Following this, the Planning Inspector advised that hearings planned for January/February 2015 were to be cancelled. The Council then determined on 18th December 2014 that work should begin on a new local plan for the period 2011-2036 and the Planning Inspector submitted his report on the Examination recommending non-adoption of the submitted Local Plan.

**Summary Update (outside of monitoring period): 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016**

The Council adopted a revised LDS on 9<sup>th</sup> April 2015. This was required because a new Local Plan for the period 2011-2036 is now being prepared.

**Statement of Community Involvement**

- 3.2.10 The Statement of Community Involvement was first adopted in July 2006. A revised Statement of Community Involvement was adopted on 10th September 2009 and a further revised version was adopted in September 2013.

**Summary Update (outside of monitoring period): 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016**

Further to the 2013 document, a revised version of the Statement of Community Involvement was prepared, consulted upon and formally adopted on 30<sup>th</sup> November 2015. This document informs the consultation process on the emerging Eastleigh Borough Local Plan 2011-2036.

**3.3 Planning Guidance**

- 3.3.1 Many of the Supplementary Planning Documents/Guidance (SPDs) have been saved as they relate to the saved policies of the Local Plan Review. New documents adopted over this monitoring period include the 'Eastleigh Town Centre Vision' (November 2014). A full list of adopted planning guidance can be found on the Council's website.
- 3.3.2 When an emerging Local Plan for Eastleigh Borough comes forward to replace the existing adopted plan, much of the planning guidance will be updated and replaced as appropriate to supplement the new policies and proposals coming forward.

Summary Update (outside of monitoring period): 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016

The Development Briefs for Land at Moorgreen Hospital and Moorgreen Dairy Farm were adopted in April 2015.

### **3.4 Neighbourhood Development Plans**

- 3.4.1 The Localism Act 2011 creates the legal framework for the preparation of Neighbourhood Development Plans (NDP). Subject to satisfying the necessary regulation and processes the NDP will, upon adoption, form part of the Development Plan. Within the monitoring period, the Council has not received any submitted Neighbourhood Area applications or made any Neighbourhood Development Orders.

Summary Update (outside of monitoring period): 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016

Two applications for the designation of a Neighbourhood Area were received and determined after the end of the monitoring period. They include:

- Bishopstoke Neighbourhood Area (designated 29<sup>th</sup> September 2015); and
- Botley Neighbourhood Area (designated 30<sup>th</sup> November 2015).

### **3.5 Community Infrastructure Levy**

- 3.5.1 The Community Infrastructure Levy (CIL) is a charge on development that allows Local Authorities in England to raise funds to support infrastructure requirements as set out in an infrastructure ('Regulation 123') list. It usually takes the form of a charge per unit area of floor space and may vary between type of development and geographical area.
- 3.5.2 The Community Infrastructure Levy Regulations 2010 (as amended) came into force on 6 April 2011. On the 1st April 2015, the pooling of developer contributions secured through Section 106 of the Town and Country Planning Act 1990 were restricted and more powers were given to CIL meaning that opportunities to secure developer contributions would be very limited if CIL is not in place.
- 3.5.3 The Council completed consultation on the Draft Charging Schedule Modifications in August 2014 however progress on the Draft Charging Schedule has been stalled due to the requirement to prepare the new Local Plan 2011-2036.

### **3.6 Duty to Co-operate**

- 3.6.1 Section 110 of the Localism Act 2011 requires plan-making authorities to engage constructively, actively and on an ongoing basis with regards to strategic and cross-boundary planning matters
- 3.6.2 The authorities in south Hampshire (the cities of Portsmouth and Southampton and neighbouring and districts of Eastleigh, Gosport, Fareham, Havant and part of New Forest) had already established a system of cooperative working through the Partnership for Urban South Hampshire (PUSH) established in 2004.
- 3.6.3 PUSH has established structures for identifying development requirements and agreeing how these should be met across the sub-region, i.e. a distribution of new development across the constituent authorities and measures to monitor the outcomes of this process. These include working with and consulting the bodies listed under Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 3.6.4 In recognition of Part 8, Regulation 34 (6) of the Town and Country Planning (Local Planning) (England) Regulations 2012 local planning authorities are required to provide details of engagement with relevant bodies through the AMR. Eastleigh Borough Council has jointly worked with Partnership for Urban South Hampshire (PUSH) and Hampshire County Council on evidence base studies in support of Development Plan Documents and Supplementary Planning Documents. The Council is also working with neighbouring authorities and consultees on policy development and monitoring.
- 3.6.5 The most recent version of the 'Statement of compliance with the Duty to Co-operate' can be found on the Council's website. The Council is preparing a new Local Plan so this statement will be updated as part of this process.
- 3.6.6 As part of the evidence base for the Local Plan, in January 2014, the South Hampshire Strategic Housing Market Assessment (SHMA) was published. The PUSH authorities (which includes Eastleigh Borough Council) are currently working on an update to the PUSH South Hampshire Strategy to 2036, through assessing the availability of land that can sustainably accommodate development, having regard to environmental constraints and impacts, economic development and infrastructure capacity. Undertaking this work jointly has supported the Council with regard to Duty to Co-operate.
- 3.6.7 Between April 1 2013 and 31 March 2014 work continued on the Solent Disturbance and Mitigation Strategy with neighbouring authorities covering the South Coast, the Environment Agency, Natural England, RSPB and Wildlife Trust. On 25th March 2014 the PUSH Joint Committee resolved to approve an interim mitigation strategy which included a Project Initiation Officer, developer contributions of £172 per



dwelling and a ranger project. Following the conclusion of the Solent Disturbance and Mitigation Strategy research project, a Solent Recreation and Mitigation Partnership (SRMP) was established. This is a partnership of local authorities and key organisations. A Solent Recreation Mitigation Partnership Coordinator was appointed who is tasked with facilitating the implementation of the interim Solent Recreation Mitigation Strategy. The first annual report has been prepared by the SRMP which provides an update on progress of the Interim Solent Recreation Mitigation Strategy for 2014/15.

- 3.6.8 During this monitoring period work began on a Gypsy, Traveller and Travelling Show-people Accommodation Assessment commissioned jointly by Eastleigh Borough and Southampton City Council's. The study provided an assessment of need for both local authority areas and has produced two reports setting out the need identified for each authority. Research and data collection involved communication with neighbouring authorities and the study takes into account potential in-migration from neighbouring authorities.
- 3.6.9 During the monitoring period the Council has continued to engage with the Marine Management Organisation in response to consultation relating to the South Inshore and Offshore Marine Plans.

## 4. MONITORING PERFORMANCE AGAINST THE LOCAL PLAN REVIEW

### 4.1 Housing Provision

<b>Local Plan Review Policy Objectives</b>	To ensure there is sufficient additional housing
<b>Local Plan Review Saved Policy</b>	71.H, 72.H, 75.H-86.H (note that the policy for housing supply, 70.H, was not saved as it refers to out-of-date structure plan targets.
<b>Sustainability Appraisal Objective</b>	Provide sufficient, housing to meet identified local needs, including affordability and special needs
<b>Targets</b>	Local Plan Review 2001-11 housing land supply targets considered out of date. Provision of 3,075 new dwellings (615 per annum) between 2014 and 2019 (revised benchmark as of April 2015)

#### **Core Indicators CH1 & CH2: Plan Period & Housing Targets; and Past & Projected net Additional Dwellings**

- 4.1.1 The five year housing land supply calculations as at 31<sup>st</sup> March 2015 are set out within Appendix 1 of this report. These calculations are based on data collected between April 1<sup>st</sup> 2011 and 31<sup>st</sup> March 2015. It should be noted however that this position has been updated more recently in the quarterly publication of the Council's Housing Implementation Strategy.
- 4.1.2 The cabinet report for 9<sup>th</sup> April 2015 (outside of the monitoring period of this report) outlined the outcome of the PUSH SHMA (2014) which concluded the figure of 15,375 dwellings to be delivered between 2011 and 2036 would be most robust demographic-based projection of future needs for the Southampton and Portsmouth Housing Market Areas subject to a consideration of physical and environmental constraints. This would require a delivery of 615 dwellings per annum.
- 4.1.3 The Council has concluded that the housing provision proposed in the PUSH Strategic Housing Market Assessment should be the baseline for the identification of the five-year housing land supply requirement for the Borough. Between 1 April 2011 and 31 March 2015, 1,216 dwellings were delivered leaving a residual requirement of 14,159 dwellings to be delivered between 1 April 2015 and 31 March 2036.
- 4.1.4 Planning Practice Guidance indicates that the shortfall since 2011 should need to be addressed in the first five years. An additional buffer of at least 5% to allow for choice and competition in the market for land should also be added to the requirement; this buffer should be increased to 20% where there is a record of persistent under delivery. The Council is of the view that a 20% buffer is appropriate. This results in a five-year housing requirement of 4,934 dwellings.

4.1.5 Through the combination of housing development commitments (planning permissions and resolutions to permit) and developments that are the subject of pre-application negotiation (which are likely to be delivered within five years) and likely to prove acceptable, the Borough Council believes that a total of at least 4,444 new dwelling completions can be delivered over the five years from 1 April 2015.

4.1.6 The calculations set out in Appendix 1 which illustrates that the Borough is not currently able to demonstrate a five year supply of housing. Appendix 2 and 3 provide details of sites contributing to the Borough's five-year supply.

**Table 4.1 Housing land supply position**

Plan/Strategy	Requirement 1 April 2015 to 31 March 2020 (dwellings) <sup>2</sup>	Calculation	Supply position (years)
<b>PUSH SHMA requirement (20% buffer &amp; Sedgfield method)</b>	<b>4,934 (987 per annum over 5 years)</b>	<b>4,444/(4,934/5)</b>	<b>4.5</b>

**Summary Update 1<sup>st</sup> April 2015- 31<sup>st</sup> March 2016**

The quarterly update of the Housing Implementation Strategy was published in September 2015. It updates the five-year housing land supply position to a base date and measures supply against a different requirement. The Council is still currently unable to demonstrate a five-year supply of housing.

**Implications for the Local Plan:**

4.1.8 The Council will need to continue to encourage housing delivery to ensure that a five year housing land supply can be maintained and that new housing can be developed to meet the requirements from the emerging Local Plan. The Housing Implementation Strategy published quarterly sets out the measures the Council will take, wherever possible attempting to remove obstacles to delivery and actively engage with landowners and developers to bring sites forward.

<sup>2</sup> Calculation: 5 year supply divided by annual requirement of plan/method

## 4.2 Mixed and Sustainable Communities

<b>Local Plan Review Policy Objectives</b>	Ensure that the housing policies [of the Local Plan] create or maintain mixed and balanced communities, and that they address the needs of all sections of the community including those in need of affordable housing
<b>Local Plan Review Saved Policies</b>	73.H, 74.H, 87.H
<b>Sustainability Appraisal Objective</b>	Provide sufficient, housing to meet identified local needs, including affordability and special needs
<b>Target</b>	<ul style="list-style-type: none"> <li>• 150 affordable dwellings per annum (2012-2017) (Eastleigh Borough Housing Strategy)</li> <li>• 4 permanent pitches for gypsies and travellers, and 6 plots for travelling show-people between 2006 and 2016<sup>3</sup></li> <li>• Open-market housing: 38% small (2 bed and less) and 62% larger dwellings (3 bed or more)</li> <li>• Affordable housing: 76% small and 24% larger dwellings to be delivered between 2011-2036 (South Hampshire Strategic Housing Market Assessment, 2014).</li> </ul>

### **Core Indicator CH4: Additional Gypsy & Traveller Pitches & Local Indicator L1: Additional Travelling Show-people Pitches**

4.2.1 The target in the above table is set out in the South East Plan Partial Review consultation document published in 2009. Whilst Regional Spatial Strategies and their associated decision-making structures were abolished before the proposals in the partial review could be formally adopted, these figures were agreed for consultation by the South East Regional Assembly in place at the time, and remain the most recent targets, which can be used for monitoring.

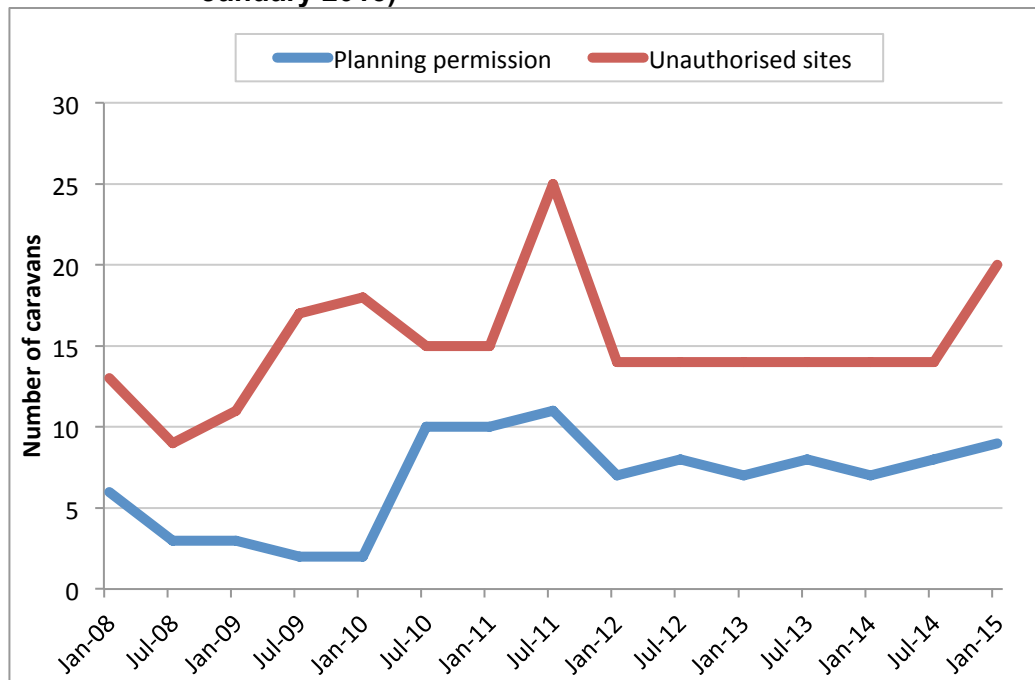
4.2.2 The Gypsy Traveller and Travelling Show-people Accommodation Assessment 2014 provides an evidence base to enable Eastleigh Borough Council to comply with their requirements towards gypsies, travellers and travelling show-people under the Housing Act 2004, the National Planning Policy Framework 2012 and Planning Policy for Traveller Sites 2012. The main objective of this assessment was to provide the Council with robust, defensible and up-to-date evidence about the accommodation needs of gypsies, travellers and travelling show-people in the study area during the 15-year period until 2029.

<sup>3</sup> South East England Partnership Board (2009) Partial review of the Regional Spatial Strategy for the South East

4.2.3 The degree to which the target number for provision of pitches and plots in the Borough has been met is assessed through indicators comprising: the numbers of additional Gypsy and Traveller and Travelling Show-people pitches and/or dwellings permitted. Two sources of data are used, the DCLG Caravan Count, and records of planning application permissions are discussed below.

4.2.4 The Traveller Caravan Count is a statistical count of the number of caravans sited on both authorised and unauthorised sites across England on a specific date in January and June each year. The Count provides a useful baseline of the trends of travelling community population within the Borough, however, it must be remembered that the count includes caravans and not households and is therefore difficult to interpret for households, and is also merely a ‘snapshot in time’ conducted by the Local Authority on a specific date twice per year. Figure 4.1 illustrates the results of these surveys.

**Figure 4.1: Traveller Caravan Count for Eastleigh (January 2008 – January 2015)**



Source: DCLG 2016

4.2.5 The primary data source for assessing if the target identified has been met is records of planning applications received by the Council. The number of planning permissions granted which resulted in a permanent gypsy and traveller pitches since 2006 are shown in table 4.1 below.

**Table 4.2: Permitted travelling communities planning applications 2006-2015**

Monitoring year	Applications permitted	Number of pitches	Application details
2014 - 2015	0	n/a	n/a
2013 - 2014	1 <sup>4</sup>	1	X/13/72016: Costalot Stables, Blind Lane - Relief of condition 1 of planning permission F/11/68768 (retention of mobile home for use by 1No. Gypsy family and associated structures comprising of an annexe and sheds) to allow the use to be permanent
2012 - 2013	0	n/a	n/a
2011 - 2012	0	n/a	n/a
2010 - 2011	1	3	F/10/66559: Bay Farm, Grange Road – Change of use of land to gypsy caravan site accommodating 3no. mobile homes, 3no. touring caravans and 3 day rooms
2009 - 2010	1	2	F/09/66165 : Ridge Farm, Grange Road - Change of use of land from agriculture to a retain mixed use of agriculture & a private gypsy caravan site (2 pitches) and associated hard standing
2008 - 2009	1	3	F/08/62837: Home Farm, Grange Road - Change of Use of land to long stay caravan site for 3no. Caravans and ancillary hardstanding and day room
2007 - 2008	0	n/a	n/a
2006 - 2007	0	n/a	n/a
<b>Total</b>	<b>4</b>	<b>9</b>	

Source: Eastleigh Borough Council

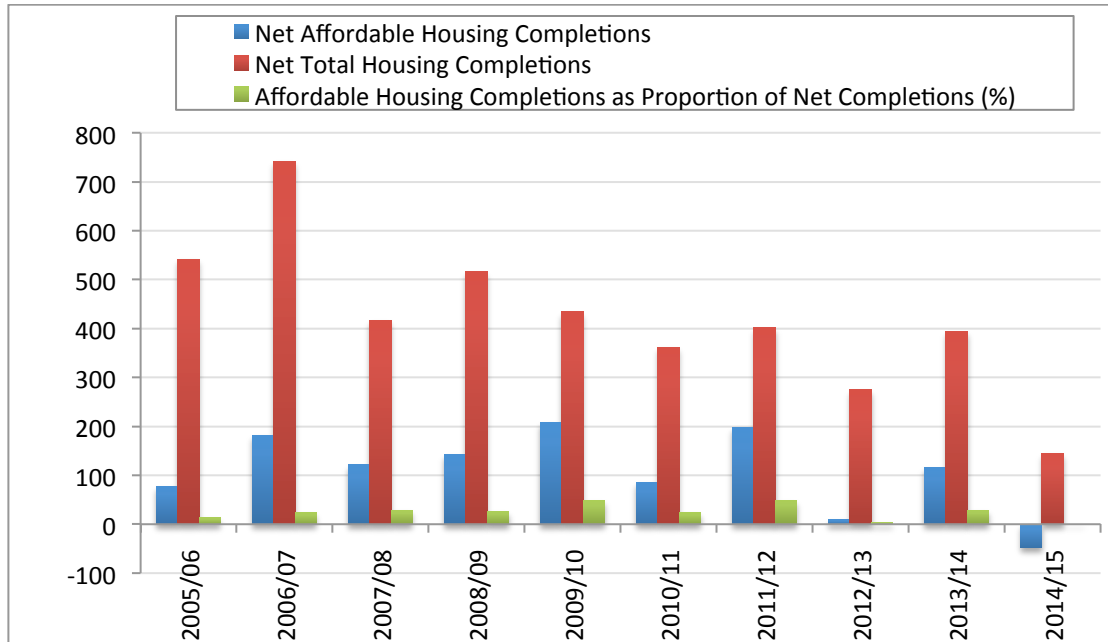
4.2.6 Since April 2006, permission has been granted for 9 pitches across 4 sites for gypsies and travellers. This exceeds the target of 4 permanent pitches for gypsies and travellers between 2006 and 2016. No applications were received for travelling show-people plots during this time and therefore this target has not been met via permissions. A future successive local plan will require site allocations to support the adequate delivery of these sites.

<sup>4</sup> In addition to this, approval of a variation of conditions was granted in 2013 (X/13/72534). The original permission for the site was for a specific family of the travelling community. The approval of this variation of conditions opens up use of the site to the wider travelling community.

### Core Indicator CH5: Affordable Housing Completions

4.2.7 As Figure 4.2 indicates, since 2005, the Borough has delivered a total value of 1,093 net additional affordable housing. Between April 2012 and March 2015 the target for affordable housing delivery was 450, within this period 78 were delivered, signalling significant under delivery.

**Figure 4.2: Affordable housing completions in Eastleigh Borough 2005 to 2015**



Source: Hampshire CC and Eastleigh BC Land Monitoring 2015

**Table 4.3: Affordable Housing Completions 2005-2015**

	Net Affordable Housing Completions	Net Total Housing Completions	Affordable Housing Completions as Proportion of Net Completions (%)
2014/2015	-48	145	0 (-33)
2013/2014	116	394	29
2012/2013	10	275	4
2011/2012	197	402	49
2010/2011	85	361	24
2009/2010	209	434	48
2008/2009	142	516	27
2007/2008	122	417	29
2006/2007	182	742	24
2005/2006	78	542	14

Source: Hampshire County Council Land Supply & Eastleigh Borough Council Housing Services, 2015

4.2.8 The Council's Affordable Housing SPD was adopted in July 2009, and from 1 April 2010 it required sites of 5-14 dwellings to include a 20% element of affordable housing. Policy DM28 of the submitted Local Plan seeks financial contributions equivalent to 10% of site provision on sites capable of accommodating 5-9 dwellings, 20% on sites

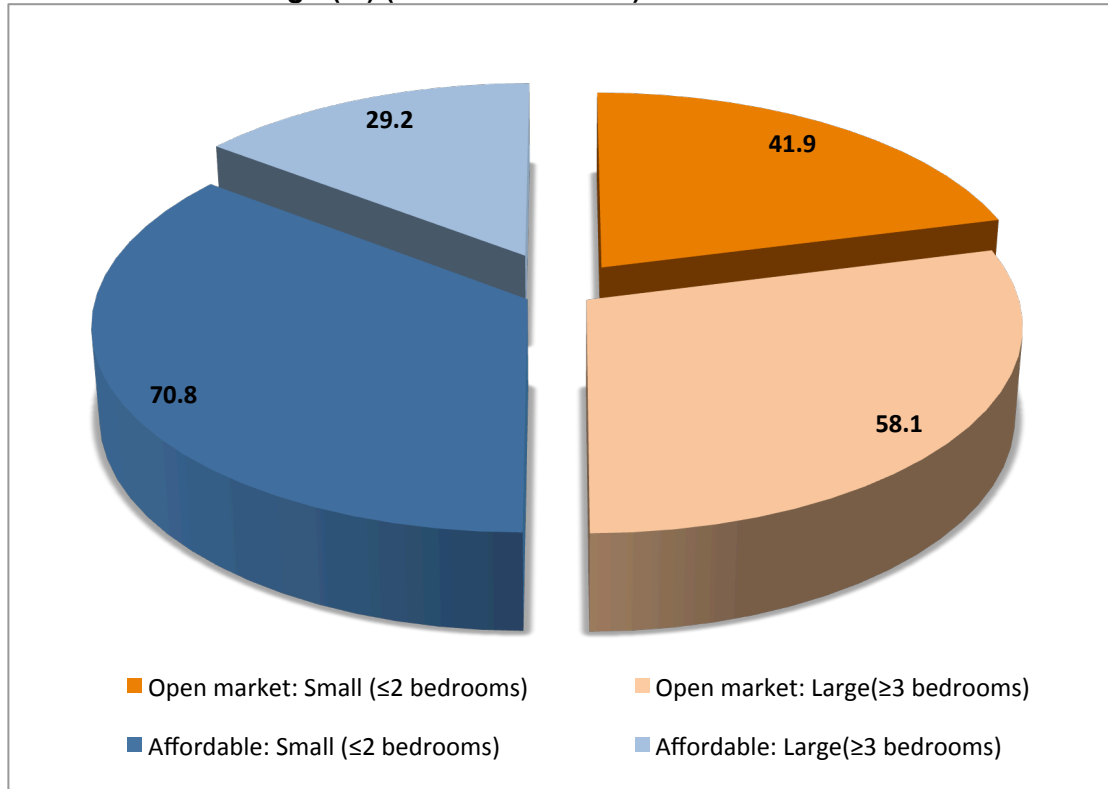
capable of accommodating 10-14 dwellings and 35% on sites capable of accommodating 15 or more dwellings. Since 2010 affordable housing completions have, as a proportion of net completions, in all but two years been over 25% and in two years almost 50% of net total housing completions. The level of net completions in 2014-2015 are a result of Registered Social Landlords (RSL) renewal schemes where affordable housing units have been lost/ demolished but the site is still under construction and the replacement units have not yet been completed.

**Local Indicator L2: Average Size of Completed Dwellings & Local Indicator L3: Average Mix of Completed Dwellings**

- 4.2.9 The NPPF confirms that a mix of housing types and sizes should be provided for, in order to meet the different needs within communities. The Strategic Housing Market Assessment (2014) states that across the sub-region there is an expectation that the focus of new market housing will be two and three bedroom properties, whilst affordable housing delivery is likely to be more focussed on one and two bedroom properties.
- 4.2.10 As Figures 4.3 illustrates between 2011/12 and 2014/15, 41.9% of open-market dwellings were categorised as small (2-bedroom or less) and 58.1% of open-market dwellings were categorised as large (3-bedrooms or over). The South Hampshire SHMA, produced on behalf of PUSH, contains targets for delivery of these dwelling sizes across this tenure as being 38% and 69% respectively, up until 2036. The mix of open-market housing delivery within Eastleigh appears to accord with these targets. Likewise for affordable housing delivery, since 2011/12 70.8% of affordable housing delivered in Eastleigh were categorised as small and 29.2% of dwellings were categorised as large. The targets contained within the SHMA require the delivery of these dwelling sizes across this tenure of 76% and 24% respectively. The provision of affordable housing within Eastleigh since 2011 is close to matching this target of housing mix although a slight shortfall in the supply of small affordable dwellings is evident.



**Figure 4.3: Size (number of bedrooms) of new dwellings within Eastleigh Borough (%) (2011/12 - 2014/15).**



Source: Hampshire County Council and Eastleigh Borough Council Land Supply Monitoring

### Local Indicator L5: Older Persons Accommodation

4.2.11 The projected increase to the elderly population of the Borough will have implications for the type of housing required. The Council has prepared a supplementary planning document: 'Accommodation for Older People and Those in Need of Care' adopted in May 2011 which provides further guidance for assessing planning applications for elderly people's accommodation, e.g. sheltered and extra care housing, residential homes, care homes, and assisted living. It provides guidance on appropriate locations and key features which should be included with such developments.

4.2.12 The PUSH SHMA considered the potential future need for specialist housing for older people across the South Hampshire sub-region, concluding that approximately 10,745 additional units were required by 2030. Hampshire County Council published a report in 2009<sup>5</sup> which, when updated to take account of more recent data and projections, provided an indication of the level of provision required. As table 4.4 illustrates there is a significant need for leasehold sheltered housing and registered care home personal care. However these findings need to be treated with a degree of caution as they project forward past trends.

<sup>5</sup> Housing Provision for Older People in Hampshire, Hampshire County Council, 2009

**Table 4.4: Indicative levels of provision for various forms of accommodation for older people in Eastleigh Borough between 2013 and 2029**

	House type/ tenure	2013 provision <sup>6</sup>	Need by 2029 <sup>7</sup>	Change
A	Sheltered housing for rent	629	890	261
B	Leasehold sheltered housing	368	1335	967
C	Enhanced sheltered housing for rent	94	178	84
D	Enhanced sheltered housing for lease	0	178	178
E	Extra care sheltered housing for rent	71	223	152
F	Extra care sheltered housing for lease	0	223	223
G	Housing for people with dementia	0	178	178
H	Registered care home. Personal care	196	1157	961
I	Registered care home. Nursing care	452	801	349

Source: Housing Learning and Improvement Network's 'SHOP' toolkit, 2014

4.2.13 Within the 2014/15 monitoring period, permission was granted for the following older person's accommodation:

- Application for change of use – converted ancillary building as part of an existing care home to an additional care accommodation unit, and;
- Reserved matters application – construction of a shared dementia living scheme comprising 35 shared care units and 22 nursing bedroom units.

#### **Implications for the Local Plan:**

4.2.14 Local Plan policies will need to continue to seek affordable housing and a range of dwelling sizes and types to meet local needs of present and future residents of the Borough in order to maintain mixed and sustainable communities. Policies must also be flexible to respond to changes in market conditions.

4.2.15 The Housing Background Paper sets out the need for the size and type of future dwellings; whilst the Accommodation for Older People SPD will ensure that specific needs are met. With an ageing population, it is important that the Plan makes provision for the differing needs and aspirations of older people and those with disabilities. Providing for

<sup>6</sup> Source: Elderly Accommodation Counsel, national housing database 2013

<sup>7</sup> Source: Updated population projections based on 10,140 dwellings and taking into account levels of provision per 1,000 of the population aged 75+ as set out in Figure 15 in the HCC study.

high quality, accessible and adaptable developments, which can meet the changing aspirations of generations, is vital to ensure that our communities are well balanced and sustainable. Future monitoring reports will consider other specialised accommodation needs.

### 4.3 Efficient Use of Land

<b>Local Plan Review Policy Objectives</b>	Ensure that as many of the necessary (new) dwellings as possible will be accommodated within existing built-up areas or on land already committed for development
<b>Local Plan Review Saved Policy</b>	No relevant policy regarding previously developed land, however policy 72.H refers to dwelling densities (efficient use of land)
<b>Sustainability Appraisal Objective</b>	Protect and conserve natural resources.
<b>Targets</b>	Density of at least 30 dwellings per hectare

#### **Core Indicator CH3: New & Converted Dwellings on Previously Developed Land (PDL)**

4.3.1 The NPPF requires that planning policies and decisions encourage the effective use of land by re-using land that has been previously developed. Table 4.5 below shows that during 2014/2015 8% of dwellings were built on PDL. The non-PDL (greenfield) element is largely a result of development Romill Close.

**Table 4.5: New & Converted Dwellings net completions on PDL (2005-2015)**

Year	% New & Converted Dwellings on PDL	% New Dwellings on Greenfield Allocated Sites (adopted plan)	% New Dwellings on Greenfield Land (Not Allocated within adopted plan)
2014/2015	8	2	19
2013/2014	57	19	24
2012/2013	47	41	12
2011/2012	65.3	34	0.7
2010/2011	33	66	1
2009/2010	72.3	25.5	2.3
2008/2009	35.4	51.7	12.7
2007/2008	44.3	45.3	10.3
2006/2007	88.4	10.4	0.9
2005/2006	97.5	Not Monitored	Not Monitored

Source: Hampshire County Council land supply monitoring, 2015

**Indicator L6: Densities of Completed Dwellings**

4.3.2 Policy 72.H of the adopted Local Plan Review requires residential developments to achieve optimum densities. Dwelling densities in the last year have predominantly been completed at between 30 and 50 dwellings per hectare, as they have since 2010/11.

**Table 4.6: Densities of completed dwellings (%) 2005-2015**

	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15
<30 Dwellings per Hectare	11.5	8.9	38.2	5.9	6.6	24.3	8.9	10.1	22.2	25.2
Between 30 and 50 Dwellings per Hectare	24.6	16.6	27.9	51.5	30.4	59.4	61.2	55.5	56.4	69.4
>50 Dwellings per Hectare	63.7	74.5	33.8	42.6	79.9	16.3	29.9	34.4	21.4	5.4

Source: Hampshire County Council Land Supply Monitoring, 2014

**Implications for the Local Plan:**

4.3.3 The supply of previously development land is finite, so it is difficult to ensure that there will be high levels of development in the future on previously developed land.

4.3.4 A revised SLAA will identify previously developed land that is both deliverable and developable in the period up until 2036.

## 4.4 Employment

<b>Local Plan Review Policy Objectives</b>	<ul style="list-style-type: none"> <li>• Avoidance of too little or too much economic growth, balancing growth with the needs of the labour force.</li> <li>• Improve economic competitiveness.</li> <li>• Reduce the need to travel by car.</li> <li>• Prioritise the redevelopment of urban sites.</li> <li>• Locate office development in town centres.</li> <li>• Secure premises for 'start-up' firms.</li> <li>• Promote social inclusion.</li> </ul>
<b>Local Plan Review Saved Policies</b>	109.E, 111.E, 112.E, 113.E, 114.E, 117.E, 118.E
<b>Sustainability Appraisal Objective</b>	Develop a dynamic and diverse economy.
<b>Targets</b>	<ul style="list-style-type: none"> <li>– 92,000m<sup>2</sup> of net additional employment floorspace in the period 2011-2026 (PUSH South Hampshire Strategy (October 2012))</li> </ul>

### **Core Indicators BD1 & BD2: Change in Employment Floorspace (Overall and on Previously Developed Land)**

- 4.4.1 Saved policies within the Local Plan Review seek to retain sites in employment use to secure a diverse choice of employment (policies 117.E and 118.E). In 2012, the Partnership for Urban South Hampshire (PUSH) published more up-to-date targets that propose a total of 92,000m<sup>2</sup> net additional employment floorspace within the Borough, over the period 2011-2026. These targets have been agreed as part of a joint framework to inform and support the preparation of local plans across south Hampshire (the PUSH South Hampshire Strategy (October 2012)).
- 4.4.2 Taking account of the PUSH target, the Eastleigh Borough Local Plan 2011-2029 required a minimum of 133,000m<sup>2</sup> of employment floorspace, including 92,500m<sup>2</sup> of net additional floorspace. Employment land allocations were proposed to meet this target in Eastleigh and the parishes of Botley, Bursledon, Chandler's Ford, Fair Oak & Horton Heath, Hedge End and West End.
- 4.4.3 The amount of employment development within the Borough since 2011 is shown in Table 4.6. This table shows that compared with the Employment Land Delivery Schedule (Appendix 4), the rate of employment development has been greater than expected. This is largely due to the development of a single storage and distribution facility (a net addition of 6,373m<sup>2</sup>) at Hedge End in 2014/15.

**Table 4.7: Completions and anticipated delivery of employment floorspace**

Parish	Net B Class Floorspace Completions (m <sup>2</sup> ) 2011-14 <sup>1</sup>	Net B Class Floorspace Completions (m <sup>2</sup> ) 2014-15
Chandler's Ford	22,920	715
Eastleigh	282	270
Fair Oak & Horton Heath	901	0
Hamble	460	-5,851
Hound	0	0
Hedge End	9,510	211
West End	931	0
All parishes	35,004	-4,655

Sources: Hampshire County Council Land Supply Monitoring

Note: <sup>1</sup> 'Net floorspace completed' is calculated by taking gross completions data and then subtracting associated losses (e.g. due to prior demolition and/or re-configuration). This means that the loss of employment floorspace due only to redevelopment for non-employment uses (e.g. for residential or retail use) has **not** been included in these figures. This allows for direct comparison with the proposed employment development of the submitted Local Plan, which includes both additional and loss replacement floorspace.

4.4.4 If development were to continue at the current annualised rate experienced since 2011 at 10,116m<sup>2</sup>, approximately 151,740m<sup>2</sup> of new floorspace would be developed by 2036.

4.4.5 For this monitoring period -4,655m<sup>2</sup> of employment floorspace has been provided, although this loss is temporary due to the redevelopment of the British Aerospace site in Hamble-Le-Rice.

**Table 4.8: Employment floorspace completions 2014/15**

Use Class	Previously developed land?	Gross Floorspace Completed (m <sup>2</sup> )	Losses (m <sup>2</sup> )	Net Additional Floorspace Completed (m <sup>2</sup> )
B1a Offices	Yes	715	0	715
B1b: Research & Development	No completions	0	0	0
B1c: Light Industry		211	0	211
B2: General Industrial	Yes	0	5,851	-5,851
B8: Storage & Distribution	Yes	840	570	270
Mixed B1-B8 (unable to split)	No completions	0	0	0
All B Class	Yes	1,766	<b>6,421</b>	<b>-4,655</b>

Source: Hampshire County Council Land Supply Monitoring, 2014/15

4.4.6 Between 2010/11 – 2014/15 Eastleigh Borough had lost 10,337m<sup>2</sup> of employment floorspace to non-employment uses. The loss of floorspace due to its redevelopment for non-employment uses between 2011 and 2015 are shown within Table 4.8 below. 2014/15 saw a loss of 4,572m<sup>2</sup> to non-employment use with 2,333m<sup>2</sup> of B8 floorspace lost to a car dealership and 875m<sup>2</sup> of mixed industry floorspace lost to residential use.

**Table 4.9: Losses of employment floorspace to other uses 2011-2015**

Use Class	Total loss to non-employment uses (m <sup>2</sup> ) 2011-2015
B1a: Offices	2,080
B1b: Research & Development	0
B1c: Light Industry	230
B2: General Industrial	3,319
B8: Storage & Distribution	2,333
Mixed B1-B8 (unable to split)	2,375
<b>All B use classes</b>	<b>10,337</b>

Source: Hampshire County Council Land Supply Monitoring, 2011/15

### Core Indicator BD3: Employment Land Available by Type

4.4.7 Information based upon outstanding planning permissions and adopted Local Plan Review allocations indicate that approximately 26,400m<sup>2</sup> of additional employment floorspace was available at 31 March 2015. Market intelligence that is reported in the Borough Council's Employment Land Review (July 2014) indicates that there is currently insufficient industrial and warehouse floorspace within the Borough and its surrounding areas (i.e. within south Hampshire) to provide businesses with choice and flexibility.

**Table 4.10: Employment land available by type (2015)**

Use Class	Permitted floorspace (m <sup>2</sup> )	Allocated floorspace (Ha)
B1a-c (unable to split)	3,591	0
B1-B8 (unable to split)	27,691	26.5
B1a	1,393	0
B1b	0	19.5
B1c	1,010	0
B2	11,454	0.24
B8	1,361	0
<b>TOTAL</b>	<b>46,500</b>	<b>46.24</b>

Source: Hampshire County Council Land Supply Monitoring, 2014/15 and Eastleigh Borough Council Employment Land Review (July 2014)

Note: <sup>1</sup>The available floorspace in 2015 is a snapshot of information that was correct at 31 March 2015.

4.4.8 Appendix 4 provides full details of the delivery or availability of allocated sites (policies 109.E-114.E). No employment development has been completed on these sites, including at Eastleigh River Side.

### **Implications for the Local Plan**

- 4.4.10 The loss of employment floorspace to other uses has been lower than historical standards since 2011, whilst in 2014/15 all new employment development occurred on previously developed land. Due to the anticipated redevelopment of several large employment sites within Eastleigh and Chandler's Ford, it will remain important to monitor the loss of floorspace in order to better inform the preparation of a successive Local Plan for Eastleigh Borough.
- 4.4.11 The current benchmark and target for employment land provision is contained within the PUSH South Hampshire Strategy which requires 92,000m<sup>2</sup> of employment floorspace to be delivered within Eastleigh Borough between 2011 and 2026. As of 31<sup>st</sup> March 2016, 35,005m<sup>2</sup> of employment floorspace has been delivered.



## 4.5 Biodiversity and Nature Conservation

<b>Local Plan Review Policy Objectives</b>	Limited environmental impact; identification, protection and enhancement of areas of nature conservation and importance; promotion and enhancement of biodiversity
<b>Local Plan Review Saved Policies</b>	22NC, 23.NC, 25.NC, 26.NC and 27.NC
<b>Sustainability Appraisal Objectives</b>	<ul style="list-style-type: none"> <li>• Protect and conserve natural resources.</li> <li>• Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.</li> </ul>
<b>Targets</b>	No loss of areas of biodiversity importance.

### **Core Indicator E2: Changes in Areas of Biodiversity Importance**

4.5.1 Based on the policy performance described in more detail below, there appears to have been limited impact on areas of biodiversity importance over the past year as a result of development.

4.5.2 There was no change to the extent of statutory nature conservation sites<sup>8</sup> during 2014-2015 (31 March to 1 April) in the Borough. The total extent of these sites for this monitoring period is 1,322ha. There has been no change since the previous monitoring period.

### **Implications for the Local Plan:**

4.5.3 There is a need to carry forward existing robust policies to prevent loss and create new areas of biodiversity importance. It will be important to ensure that the management agreements which form part of any planning obligation are being implemented satisfactorily. In December 2014 the 'Interim Solent Recreation Mitigation Strategy' was produced by the Solent Recreation Mitigation Partnership. The document looks at the relationship between increased population in and around the Solent and impact that recreational use of the Solent's shoreline may have upon migrating and over-wintering birds relying on the Solent and Southampton Water Special Protection Area (SPA).

<sup>8</sup> Statutory designated sites include all designations apart from SINCs

## 4.6 Environmental Sustainability

<b>Local Plan Review Policy Objectives</b>	No specific objective, but policies seek to minimise environmental impact
<b>Local Plan Review Saved Policies</b>	28.ES, 29.ES, 30.ES, 31.ES, 32.ES, 33.ES, 43.ES, 35.ES, 36.ES, 37.ES, 38.ES, 39.ES, 40.ES, 41.ES, 42.ES, 43.ES, 44.ES and 45.ES
<b>Sustainability Appraisal Objectives</b>	<ul style="list-style-type: none"> <li>• Reduce air, soil, water, light and noise pollution</li> <li>• Plan for the anticipated levels of climate change</li> <li>• Minimise Eastleigh's contribution to climate change by reducing the Borough's carbon footprint and minimising other greenhouse gas emissions</li> <li>• Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste</li> </ul>
<b>Targets</b>	No targets

### **Core Indicator E1: Planning Applications Granted Contrary to Environment Agency Advice on Flooding & Water Quality Grounds**

- 4.6.1 The Environment Agency raised objection to four planning applications during this monitoring period. One related to flood risk assessment, one related to structural impact upon an existing culverted watercourse, designated as a main river and two related to inadequate surface water drainage. These objections were overcome by additional information submitted and the applications were approved.
- 4.6.2 The Environment Agency did not raise any objection to applications that would have an impact on water quality.

## 4.7 Built Environment

<p><b>Local Plan Review Policy Objective</b></p>	<ul style="list-style-type: none"> <li>• Make towns and villages more attractive places to live by bringing about urban renaissance.</li> <li>• Make the most effective use of PDL within built-up areas.</li> <li>• Achieve good design and good quality materials, hard landscape and planting.</li> <li>• Prevent conflict between incompatible land uses; protect elements of the built environment and public realm which are of value including trees.</li> <li>• Place more emphasis on the need of pedestrian, cyclists, and public transport users rather than car drivers.</li> <li>• Promote environmental improvements and introduce more public art into built areas.</li> </ul>
<p><b>Local Plan Review Saved Policies</b></p>	<p>53.BE, 54.BE, 55.BE, 56.BE, 57.B3, 58.BE, 59.BE, 61.BE, 62.BE, 63.BE, 64.BE, 65.BE, 66.BE, 67.BE &amp; 68.BE.</p>
<p><b>Sustainability Appraisal Objectives</b></p>	<ul style="list-style-type: none"> <li>• Reduce air, soil, water, light and noise pollution.</li> <li>• Plan for the anticipated levels of climate change.</li> <li>• Minimise Eastleigh's contribution to climate change by reducing the Borough's carbon footprint and minimising other greenhouse gas emissions.</li> <li>• Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.</li> </ul>
<p><b>Target</b></p>	<p>Improve the quality of new development</p>

### **Core Indicator H6: Post-construction review assessments**

4.7.1 Nine recently completed residential, mixed use and non-residential developments were reviewed by the Council during the summer of 2015. This review evaluated their impact on the Borough's built environment in terms of key design principles. These principles relate to issues such as accessibility; the development's integration with its surroundings; the use of building design and materials to create or respond to local character; and practicalities such as residential amenity, waste/recycling storage and car parking. Table 4.10 lists the sites that were reviewed and the overall scores that they achieved.

**Table 4.11: Post-construction review assessments 2014/15**

<b>Planning application reference</b>	<b>Address</b>	<b>Score (% of achievable max)</b>	<b>Rating (Excellent, Good, Mediocre, Poor)</b>
F/13/72821	Russell House, 26-28 Romsey Road, Eastleigh, SO50 9AN	56	Mediocre
O/11/70078 & R/13/72552	The former Build Centre, Knowle Hill, Eastleigh, SO50 4LZ	57	Mediocre
F/11/70044	Prysmian Cables, (Former Pirelli Factory Site), Leigh Road, Eastleigh, SO50 9YE	67	Good
F/10/68187	Sunny Bank Nursing Home, Botley Road, Fair Oak, Eastleigh SO50 7AP	53.5	Mediocre
F/11/68774, F/09/65045 & F/07/61830	The Hampshire Rose Bowl, Botley Road, West End, Southampton SO30 3XH	55.9	Mediocre
O/10/68088, X/11/68593 & R/12/70925	Unit A Site F Hamilton Business Park, Botley Road, Hedge End, Southampton SO30 2JR	58	Mediocre/Good
F/12/71663	Retail development on Land at Wildern Mill and part of Hedge End Retail Park, Charles watts way/Turnpike Way, Hedge End, Southampton, SO30 4RT	40	Poor
C/13/72388	Netley Court Care Home, Netley Abbey, Southampton, SO31 5DR	68	Good
F/12/71663	Residential development on Land at Wildern Mill and part of Hedge End Retail Park, Charles watts way/Turnpike Way, Hedge End, Southampton, SO30 4RT	56.5	Mediocre

Source: Eastleigh Borough Council Implementation and Design Team

- 4.7.2 Some of the reviewed developments achieved high scores in terms of their proximity to, and integration with existing transport networks, whilst other developments were judged successful in creating an attractive sense of place. Less than a third of the developments achieved a 'good' result against the combined set of criteria. This indicates that the full set of design requirements from policy 59.BE is proving difficult to achieve and that high quality developments are not generally being delivered.
- 4.7.3 However, this review does not mean that policy 59.BE and the Council's Quality Places Supplementary Planning Document are not being successfully implemented in certain respects. Only one of the nine schemes was evaluated as 'poor' and as shown by the results above, policy 59.BE has been successful at ensuring that many poorly designed proposals have not been developed across the Borough. Furthermore, some of the evaluated schemes received planning permission in advance of the Council adopting its Quality Places Supplementary Planning Document, so the quality of new schemes are likely to improve in future post-construction reviews.
- 4.7.4 Overall, the results of Table 4.11 indicate that the achievement of high quality places should be given more weight in the Council's decision-making processes than has been the case for many recently-completed developments within the Borough.

### **Implications for the Local Plan**

- 4.7.5 The post-construction review process has highlighted that there is still significant progress to be made in realising the national policy objective of improving the quality of the built environment. The development of high quality places is not just about providing suitable planning policy and guidance, although this can help to clarify what is expected from developers and applicants. Local policy and guidance must be positively implemented, by taking it into consideration during pre-application discussions and in negotiating improvements. The monitoring results suggest that if further progress is to be made, greater weight must be given to design considerations throughout the planning application process. Additional design training for both councillors and officers has recently taken place, which could help to improve the quality of new development schemes. Further monitoring will also appraise a sample of applications permitted and implemented to ensure that design policies are being fully utilised in resisting inappropriate development.

## 4.8 Heritage Conservation and Listed Buildings

<b>Local Plan Review Policy Objective</b>	<ul style="list-style-type: none"> <li>• Identify and protect areas of special archaeological, historic, or architectural interest.</li> <li>• Encourage the enhancement of such areas where appropriate.</li> <li>• Afford protection to the listed buildings in the Borough.</li> </ul>
<b>Local Plan Review Saved Policies</b>	166.LB - 184.LB
<b>Sustainability Appraisal Objective</b>	Protect, enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.
<b>Target</b>	None

### **Core Indicator L15: Applications Refused Due to Impact on the Historic Environment**

4.8.1 Between 1 April 2014 and 31 March 2015, 12 planning applications were granted for buildings requiring listed building consent. One application was refused due to the proposals likely harm to the character and appearance of a Grade II listed building, this was contrary to 174.LB

4.8.2 It is positive that the number of decisions based on the criteria established by the policies relating to conservation areas and listed buildings are moderate, as it demonstrates clarity of policy requirements, the success of the council's proactive approach in engaging with applicants through encouraged pre-application discussion and during the decision-making process.

### **Implications for the Local Plan**

4.8.3 Policies of the Local Plan Review generally appear to be working with regard to the protection of the historic environment. The continued proactive approach between the council and applicants will help to ensure that the built heritage of the Borough remains protected. The policies of the successive local plan for Eastleigh Borough will need to update the existing policy position but will continue to protect, sustain and enhance the Borough's built heritage.

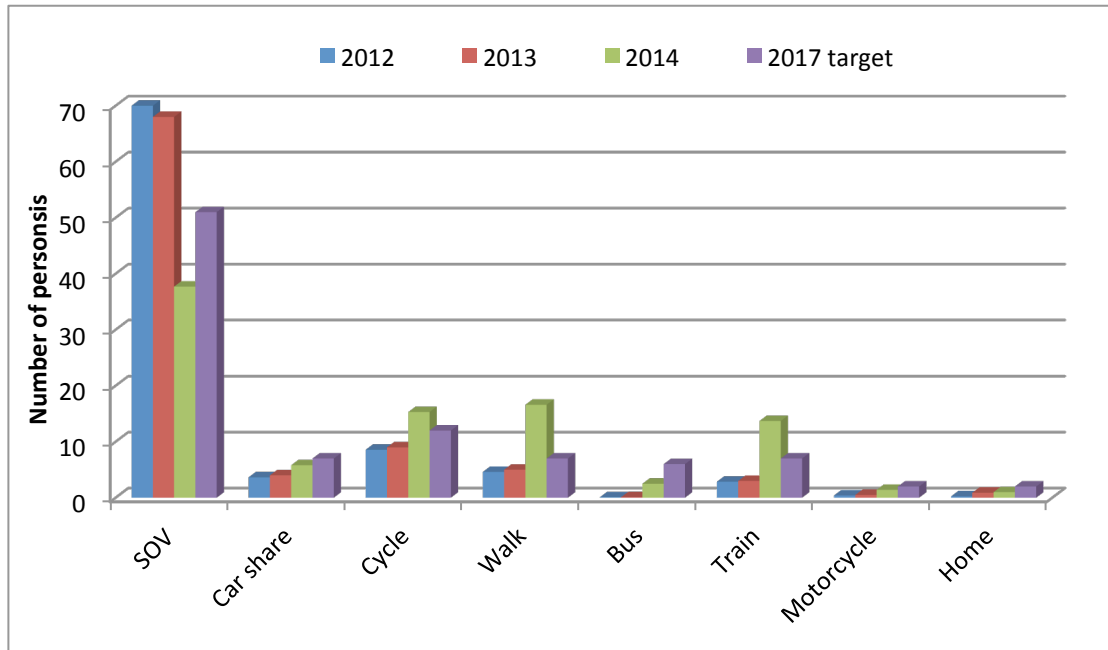
## 4.9 Transport

<b>Local Plan Review Policy Objectives</b>	<ul style="list-style-type: none"> <li>• Reduction in the need to travel.</li> <li>• To encourage further provision and use of public transport.</li> <li>• Ensure the location of new development is within locations that can be accessed by a wider means of transport other than the car.</li> <li>• Improve provision for cycling and walking.</li> <li>• Give priority to provision to the needs of pedestrians, cyclists and public transport users.</li> <li>• Meet the targets of the Road Traffic Reduction Act 1997.</li> <li>• Encourage where appropriate the transfer of freight from road to rail</li> </ul>
<b>Local Plan Review Saved Policies</b>	100.T, 101.T
<b>Sustainability Appraisal Objective</b>	Reduce road traffic and congestion through reducing the need to travel by car/ lorry and improving sustainable travel choice
<b>Targets</b>	None

### Local Indicator L20: Eastleigh Borough Council Travel Plan objectives

- 4.9.1 Two key objectives of the EH (Eastleigh House) Travel Plan are to reduce the carbon footprint of staff commuting to Eastleigh House; and to reduce the carbon footprint of employees and Councillors travelling during the course of work. EH Travel Plan progress is monitored through the regular review of indicators. These include an annual staff travel survey as well as other factors such as the number of bicycles and motorbikes parked in the EH bike shelter, and the usage of car club vehicles.
- 4.9.2 The responses to the 2014 staff travel survey indicate that since 2012, there has been a strong modal shift away from single occupancy vehicle (SOV) commuting from 70% in 2012 to 37.7% in 2014. Some of the 2017 targets are also being exceeded, with an increase of staff cycling, walking and commuting by train (Figure 4.5). Although this is a positive move towards achieving the travel plan targets, it is unlikely that the travel plan measures alone have encouraged this modal shift. Instead, the lack of free on-site staff parking since moving offices is likely to be the main factor in delivering such strong shift away from SOV commuting.

**Figure 4.5 Eastleigh Borough Council staff travel modes 2012-2014**



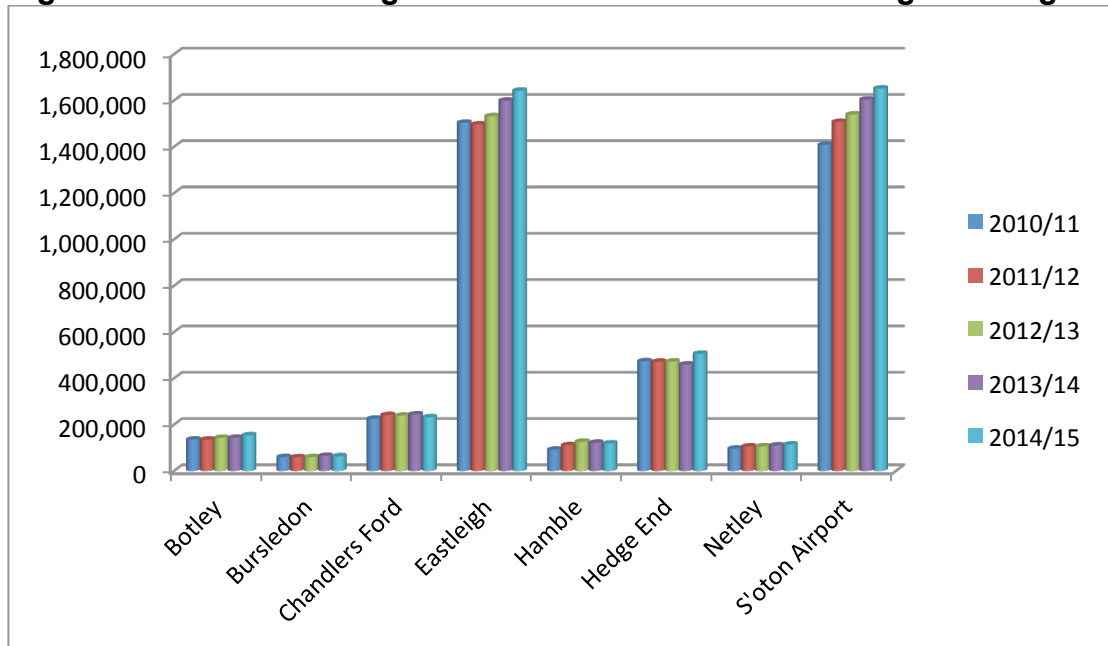
Source: Eastleigh Borough Council, Eastleigh House Travel Plan Monitoring Report, Autumn 2014.

**Local Indicator L21: Rail passenger numbers at stations within Eastleigh Borough**

4.9.3 Whilst car usage remains high, there has been a 3.1% increase in rail passenger numbers in the last year across the stations located within the Borough, and an increase in passenger numbers at all but three of the rail stations. This may suggest that reliance on the car could be decreasing, although the increase in the resident population can have some impact on the figures too. Passenger numbers have steadily increased at Botley, Eastleigh, Hedge End, Netley and Southampton Airport Parkway for 2014/15 against the previous year. However, passenger numbers for Chandlers Ford, Bursledon and Hamble have remained low and have even dipped slightly. This is likely due to the infrequent service and limited range of destinations served by these stations making commuting from these stations an unrealistic alternative to SOV journeys. See Figure 4.6 below.



**Figure 4.6: Rail Passenger Numbers at stations in Eastleigh Borough**



Source: Office of Rail and Road, 2015

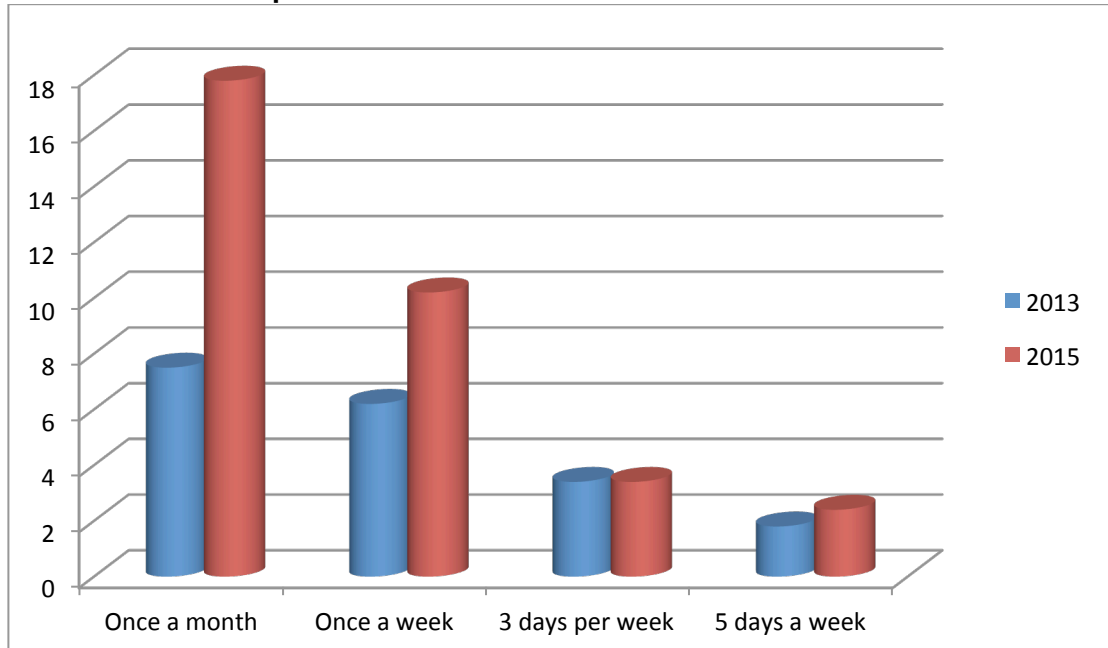
**Local Indicator L22: Eastleigh Borough Council Car Club usage**

4.9.4 The Borough Council implemented a Car Club in Eastleigh town centre in January 2010. The Eastleigh Car Club is operated by Co-wheels and provides pool cars for Eastleigh Borough Council staff as well as access to vehicles for members of the public. The Car Club vehicles have been used by staff for a total of 1,312 bookings, travelling a total of 24,470 miles between 1<sup>st</sup> April 2014 and 31<sup>st</sup> March 2015. When compared to the number of bookings (907 bookings) and mileage (13,166 miles) in 2011 this represents a 31% increase in number of bookings and 46% increase in miles travelled. This increase is likely to be partly attributed to the doubling of the Car Club fleet from 2 to 4 vehicles between 2012 and 2013 as well as the Council’s office move in March 2014 to the town centre where on-site staff car parking is no longer available.

**Local Indicator L23: Number of cycle movements**

4.9.5 The Department for Transport (DfT) release cycling and walking statistics at local authority level on an annual basis (since 2012). Whilst the sample size of this data at a local authority level is very small (500 residents per local authority) from survey to survey the data is likely to provide an indication of trends rather than a means of comparison between administrative areas. Figure 4.7 shows the percentage of adults undertaking cycling as a mode of transport. It indicates that just over 2% of the Borough’s residents use cycling as their regular daily mode of transport and that this is likely to represent a method a travel for commuting and also demonstrates and an increase in adults cycling as a mode of transport since 2013.

**Figure 4.7: Percentage of adults undertaking cycling as a mode of transport**

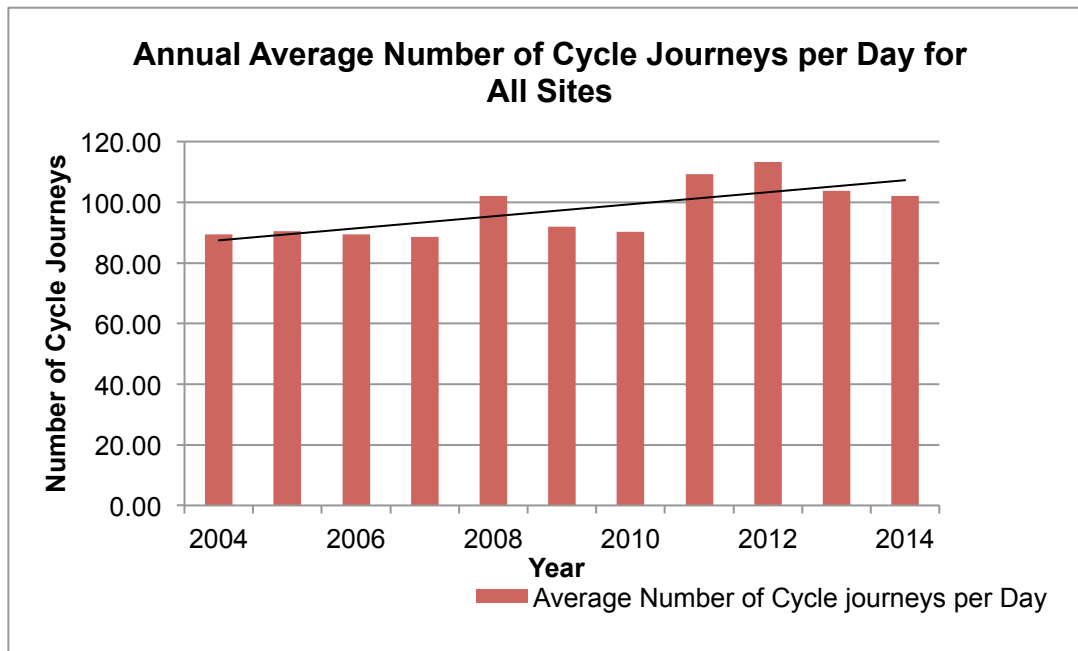


Source: DfT 2015

4.9.6 DfT data (June 2015) indicates that during 2014, 17.8% of residents cycled for recreation or transport once a month. This is in comparison to 87% of residents undertaking walking for recreation or transport at least once of a month.

4.9.7 Hampshire County Council also monitors cycling through cycle counters placed on cycle paths. The 'Eastleigh Cycle Data Review' has been produced using data collected from Hampshire County Council's cycle counters. Figure 4.8 below shows the general trend over the past ten years in the Borough for daily cycle journeys. Since 2004, there has been an increase of 14% in the daily average number of cycle journeys recorded across all sites. There was a noticeable 'Olympic effect' in 2012, however daily journeys appear to have dipped slightly in 2014 when compared to the previous year.

**Figure 4.8: Annual cycle journey trend since 2004**



Source: Eastleigh Cycle Data Review 2014

#### **Local Indicator L24: Road safety**

4.9.8 There has been a steady decline of accidents on the roads, Hampshire as a county is below the national average for road accidents and fatalities. Over the monitoring period (2014/15) there were 57 people killed or seriously injured on the roads in the Borough<sup>9</sup>.

#### **Local Indicator L25 Total passenger and total aircraft movements at Southampton Airport**

4.9.9 In 2014, Southampton Airport served a total of 1.83 million passengers compared with 1.72 million passengers in 2013 travelling to around 40 destinations within the UK and Europe. There were a total of 37,713 air transport movements in 2014<sup>10</sup> compared to 36,058 in 2013. After a period of declining passenger numbers during the economic downturn, the number of passengers is currently increasing once again. Furthermore, with the announcement of additional routes from summer 2016, these figures are expected to grow further for future monitoring periods.

<sup>9</sup> Source: Hampshire County Council Monitoring

<sup>10</sup> Source: Southampton Airport facts & figures, [www.southamptonairport.com](http://www.southamptonairport.com)

**Implications for the Local Plan:**

- 4.9.10 It is clear that residents and visitors use a wide range of transport modes to move to/from and around the Borough. The increase in passenger rail usage and the use of walking and cycling as a means of transport illustrate the need to improve accessibility to new developments by sustainable modes of transport. The need for developments to be accessible by sustainable forms of transport will need to be supported by policy contained within a successive Local Plan for the Borough.
- 4.9.11 The future growth of Southampton Airport should be supported by policy contained within a succeeding local plan for Eastleigh Borough provided that there is sufficient capacity in the local transport networks to absorb the impacts of any new development (see policy E12 of the Submitted Local Plan 2011-2029).

#### 4.10 Town, District and Local Centres

<b>Policy Objectives</b>	<ul style="list-style-type: none"> <li>• Sustain and enhance the viability and vitality of the Borough's towns, district, and local centres.</li> <li>• Reduce the need to travel, especially by car</li> <li>• Maintain an efficient, competitive, and innovative retail sector, by focusing new development first on town and local centres</li> </ul>
<b>Local Plan Review Saved Policies</b>	125.TC, 127.TC, 128.TC, 129.TC, 132.TC, 133.TC, 134.TC, 136.TC, 137.TC, 138.TC, 139.TC, 140.TC, 141.TC
<b>Sustainability Appraisal Objective</b>	Develop a dynamic and diverse economy
<b>Targets</b>	<p>Increase floorspace for main town centre uses in all defined centres</p> <p>Increase footfall in Eastleigh town centre</p> <p>Maintain the focus on retailing as the main town centre use in town, district and local centres</p>

4.10.1 The true test of a policy for main town centre uses is its impact on the vitality and viability of a shopping centre. This can be reviewed by monitoring a variety of indicators such as the diversity of land uses, vacancy levels, customer perceptions, pedestrian flows, accessibility, retailer representation, commercial rents and yields, crime, and environmental quality. Information on the diversity of uses, vacancies and pedestrian flows is monitored annually by the Council, whilst projects and developments to improve the town centre environment are on-going and updates can be reported on an annual basis.

4.10.2 The overall success of the Local Plan Review cannot be determined through an annual report of updated information, but only through amore extended review of performance against the wider variety of indicators. Nevertheless, some information and commentary is provided for the site-specific policies and targets below.

#### **Core Indicator BD4: Floorspace Completed for 'Town Centre' Uses**

4.10.3 National and local planning policies seek to concentrate the development of new town centre uses within existing town centres. The main town centre uses are summarised below:

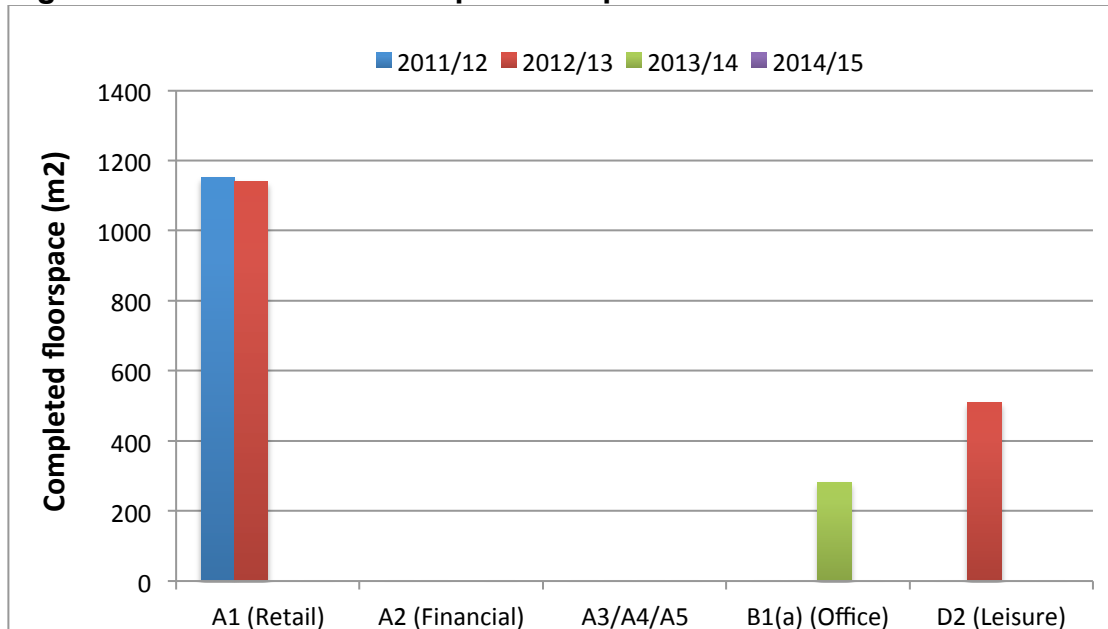
- Retail (including warehouse clubs and factory outlet stores).
- Leisure, entertainment facilities, and more intensive sport and recreation uses (cinemas, restaurants, drive through restaurants, bars and pubs, night clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls).

- Offices (both commercial and those of public bodies).
- Arts, culture and tourism (including theatres, museums, galleries and concert halls, hotels, and conference facilities).

4.10.4 Figure 4.9 shows the amount of floorspace that has been developed for these main town centre uses within the defined town and district centres and other areas of the Borough since 2011. This shows that development for retail uses has largely taken place within the defined centres up until the previous monitoring period. There has been no increase in floorspace within defined centres at all during this monitoring period however, which is a concern for the future viability of town (and village) centres.

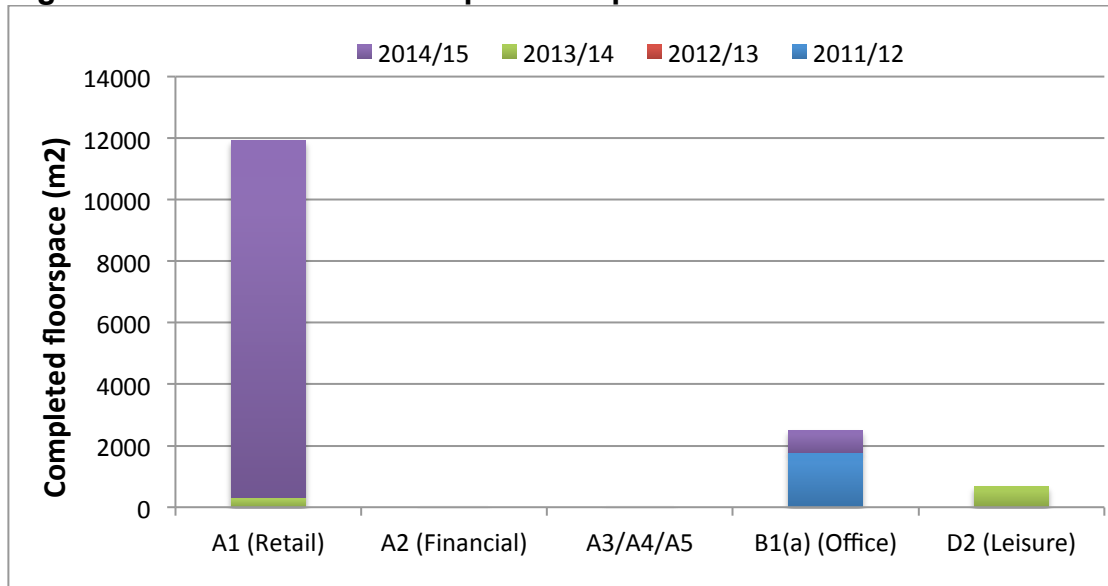
4.10.5 Overall, apart from a significant increase (almost ten-fold) of retail floorspace, together with an increase in office floorspace outside defined centres, there is a concerning trend showing no additional floorspace arising within defined centres.

**Figure 4.9: Additional floorspace completed within defined centres**



Sources: Hampshire County Council land monitoring; Eastleigh Borough Council Details of Occupancy (2011-2014); Valuation Office Agency

**Figure 4.10: Additional floorspace completed outside defined centres**



Sources: Hampshire County Council land monitoring; Eastleigh Borough Council Details of Occupancy (2011-2014); Valuation Office Agency

**Local Indicator L26: Vacancies in town and district centres**

4.10.7 A high concentration of vacant properties within a retail centre can detract from its vitality and viability by reducing the centre’s attractiveness for shoppers. This is because when many of the shop units are not in active use, there is less reason for visiting the centre, as there will often be a smaller number of retail and leisure attractions. Table 4.11 shows the percentage of shop frontages within the town and district centres that were vacant in each year since 2011. Overall, the extent of vacant frontages has decreased in Fryern District Centre (Chandler’s Ford), but has increased in parts of Eastleigh Town Centre and Hedge End Village Centre.

**Table 4.12: The proportion of vacant property frontages in the town and district centres, 2011-2015**

Name of Centre and Zone	Vacant frontages (%)					Summary
	2011	2012	2013	2014	2015	
Eastleigh Town Centre - core shopping zone	7%	8%	4%	9%	15%	Increase
Eastleigh Town Centre - primary zone	7%	11%	11%	5%	5%	No change
Eastleigh Town Centre - secondary zone	9%	11%	14%	10%	8%	Decrease
Hedge End Village Centre - primary zone	0%	0%	0%	0%	4%	Increase
Hedge End Village Centre - secondary zone	10%	0%	0%	0%	0%	No Change
Fryern Centre - primary zone	5%	1%	8%	6%	4%	Decrease
Fryern Centre - secondary zone	12%	12%	11%	13%	0%	Decrease

Source: Eastleigh Borough Council, Details of Occupancy Background Papers 2011-15

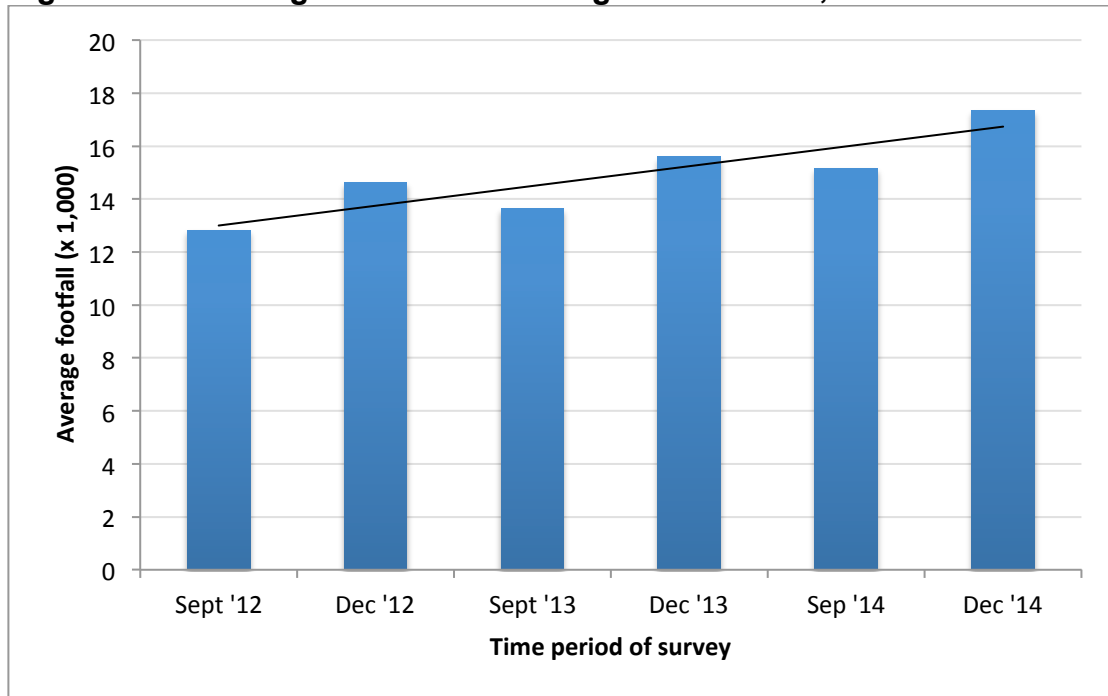
4.10.8 A decrease in vacancies indicates an increase in town centre uses except where this is a result of redevelopment for other uses such as housing. Other information from the Council's annual Details of Occupancy Survey suggests that in 2014/15 there was a slight increase in vacant floorspace within Eastleigh Town Centre's core shopping zone (from 9% to 15%). This indicates that it is potentially becoming less viable and is at risk of losing its vitality due to a change in shopping habits as out-of-town retail areas become more popular.

#### **Local Indicator L27: Pedestrian footfall in Eastleigh town centre**

4.10.9 Monitoring of pedestrian footfall is undertaken on behalf of the Council by Pedestrian Market Research Services Ltd during September and December of each year. Figure 4.11 gives details of average footfall across Eastleigh town centre since September 2012. These surveys indicate an overall increase in footfall during the months of September and December since 2012.



**Figure 4.11: Average footfall in Eastleigh town centre, 2011-2014**



Source: Pedestrian Market Research Services Ltd, December 2014

**Implications for the Local Plan:**

- 4.10.10 The use of shop frontages within the defined centres; the development of town centre uses; the extent of vacant properties; and the number of visitors are all indicators of vitality and viability within the Borough's shopping centres. Since the last monitoring period there has been a general increase in take-up of residential premises within defined areas.
- 4.10.11 The lack of additional floorspace in town centre uses and the significant increase in retail development which has taken place outside defined centres during this monitoring period is a concern. A number of projects have commenced to improve Eastleigh's town centres offer, which should help to improve the environment and attractiveness of Eastleigh town centre. This is a key aspect of the 'Eastleigh Town Centre Vision' and will help to meet the vision and objectives of an emerging Local Plan to succeed the current adopted Local Plan.

#### 4.11 Open Space, Sport and Recreation

<b>Local Plan Review Policy Objectives</b>	<ul style="list-style-type: none"> <li>• To ensure the adequate provision of high quality, and accessible public open space, sports and recreation facilities.</li> <li>• To protect and improve existing public open space and recreational facilities.</li> <li>• To establish a green network of public open space.</li> <li>• To allow only for less intensive recreational activities, or to discourage public access, in sensitive areas.</li> <li>• To improve cycle and pedestrian links to appropriate categories of public open space</li> </ul>
<b>Local Plan Review Saved Policies</b>	147.OS-149.OS
<b>Sustainability Appraisal Objectives</b>	<ul style="list-style-type: none"> <li>• Enhance the Borough's multifunctional green infrastructure networks.</li> <li>• Safeguard and improve community health, safety and well being.</li> </ul>
<b>Targets</b>	Overall quantitative standard of 3.1ha per 1,000 population (Planning for Open Space, Sport and Recreation Study 2014)

#### Local Indicator L28: Planning applications determined for public open space, sport & recreation

4.11.1 A total of 11 planning applications were permitted for the improvement of public open space between April 1<sup>st</sup> 2014 and March 31<sup>st</sup> 2015. These applications were associated with marina moorings, equestrian activities, sports pavilions, playing areas and pitches and landscaping and open space associated with major residential development. One also included public art at the Hampshire Cricket Ground.

#### Implications for the Local Plan

4.11.2 The 'Planning for Open Space, Sport and Recreation (former PPG17 Study)' dated October 2014 was prepared in support of the submitted Local Plan 2011-2029) with the intention to inform policy and to protect and aim to enhance existing open space and ensure there is sufficient space and facilities within the Borough for future use. A Playing Pitch Strategy for the Borough has also been prepared and was published in October 2014. Future AMR's will monitor whether completions for open space, sport and recreation facilities are meeting the identified needs as set out in the Planning for Open Space, Sport and Recreation Study and Playing Pitch Strategy.

## 4.12 Community Infrastructure

<b>Local Plan Review Policy Objectives</b>	Whilst there are no explicit objectives set out in the Local Plan Review for community infrastructure, the general intention of policies is to provide accessible local services and facilities, and to ensure that the provision of community infrastructure keeps pace with need.
<b>Local Plan Review Saved Policies</b>	185.IN, 186.IN, 187.IN, 188.IN, 189.IN, 190.IN, 191.IN
<b>Sustainability Appraisal Objective</b>	Safeguard and improve community health, safety and wellbeing.
<b>Targets</b>	None

### Local Indicator L29: Development of identified community infrastructure

4.12.1 Local Plan Review saved policies for specific sites and projects (187.IN-189.IN), as well as general policies to ensure the effective use of existing infrastructure and to meet the submitted requirements of new development (190.IN-191.IN). The following table summarises developments relating to particular sites identified by the Local Plan Review since 2001.

**Table 4.12: Development of community infrastructure identified in the Eastleigh borough Local Plan Review 2001-2011**

Site	Local Plan Review Policy	Summary of relevant planning applications
Moorgreen Hospital	187.IN	Extension to Willow Ward (Feb 2003) Extension to Tom Rudd Unit (Nov 2003) Additional 35 car parking spaces (July 2004)
Nuffield Hospital	187.IN	Three-storey extension and parking for additional 68 cars (August 2001) External alterations to building and car park layout (November 2011)
Tankerville	188.IN	Siting of two temporary classrooms (November 2004) Extension and refurbishment of education centre & new consulting rooms for NHS services (June 2008) Extension to day hospital (July 2009)
Dowd's Farm	189.IN	New 210 place primary school (March 2007) Expansion of school to two form entry (420 places) (March 2014)

Source: Eastleigh Borough Council

4.12.2 Since 2001, all developments within the Moorgreen Hospital and Nuffield Hospital sites have involved the provision of healthcare services, which means there have been no developments contrary to policy 187.IN. Similarly, all developments within the Tankerville Special Policy area have involved health or education facilities and have therefore complied with policy 188.IN. There continues to be

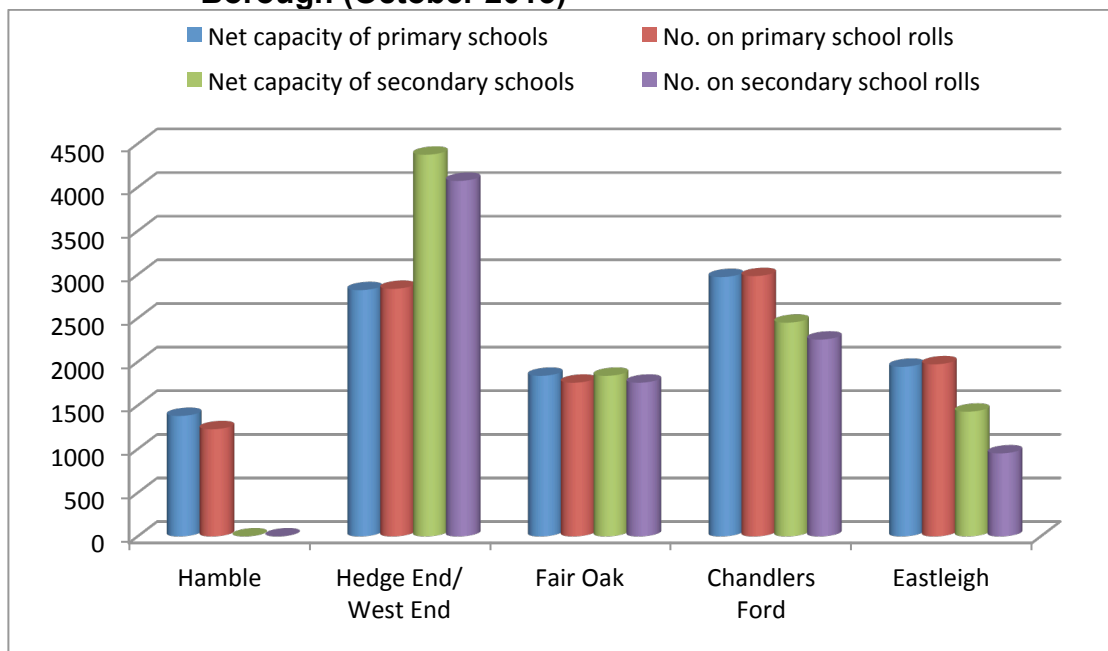
interest in the partial redevelopment of the Moorgreen Hospital site for residential use. Therefore a development brief is being prepared by the Council to inform future planning applications. The proposed new primary school at Dowd’s Farm (policy 189.IN) has been developed and a proposal for its expansion has recently been permitted.

4.12.3 Policies 190.IN and 191.IN of the Local Plan Review seek to ensure that new development can be acceptably accommodated by existing and proposed infrastructure. Between April 2013 and March 2014, developer contributions for 84 outline schemes/proposals were secured for community infrastructure such as public open space, health facilities and public art from major residential development at Boorley Green, Pylands Lane (Bursledon) and Church Road (Bishopstoke).

**Local Indicator L30: Number on school rolls compared with capacity**

4.12.4 Figure 4.12 shows the net capacity of the primary and secondary schools within the Borough, compared to the number on the school rolls at October 2013. This table shows that although there was surplus capacity in all secondary schools, there were some issues for primary school provision. Specifically, the number of pupils exceeded the capacity of local primary schools in the areas of Hedge End, West End, Chandler’s Ford and Eastleigh.

**Figure 4.12: The capacity of primary and secondary schools in the Borough (October 2013)**



Source: Hampshire County Council School Place Planning Framework 2013-2018

4.12.5 The planned new housing for the period 2011-2036 is likely to increase the pressure for school places within the Borough. New primary schools and extensions to existing schools are proposed at Boorley Green, Eastleigh, Hedge End and West End and a new secondary school is proposed at Horton Heath, to accommodate the Borough’s future educational requirements. In June 2014 planning permission

was granted for Netley Abbey Junior School to install double modular classroom to allow for an additional 60 pupils. Subsequent editions of the AMR will monitor progress towards their development in the context of school rolls and school capacities.

**Implications for the Local Plan:**

- 4.12.5 The Local Plan Review policies have been effective at protecting existing community facilities and providing new ones, however it is not clear whether they have always been sufficient as not enough evidence exists to confirm whether or not facilities have been redeveloped despite policy concerns.
- 4.12.6 Monitoring indicates that the increasing population of the Borough is likely to increase the pressure on local primary and secondary school provision. In order to meet the associated land-use requirements, a successive Local Plan for the Borough will need to both identify and include proposals to meet the need for new schools and for enhancements to existing facilities. The delivery of new education facilities will be monitored against demand in future editions of the AMR.
- 4.12.7 In addition, other requirements (e.g. for new cemeteries and allotments) will need to be met. These are identified within the Council's Infrastructure Delivery Plan (July 2014), which provides a database of projects that can be monitored over time. Future editions of the AMR will consider progress towards the delivery of this key infrastructure.

## **5. CONCLUSIONS AND RECOMMENDATIONS**

### **5.1 Performance against the Local Development Scheme**

5.1.1 Since the 31st March 2015 the Council has made further revisions to the LDS. The main change from the 2014 LDS is the recognition that a new Local Plan is required to cover the period 2011-2036. The reasons for this are:

- the most recent submitted Eastleigh Borough Local Plan Review 2011-2029 was recommended by the Planning Inspector for non-adoption due to issues of unsoundness in relation to housing demand, requirement and supply.
- to enable the Council to respond to a revision of the South Hampshire Strategy which seeks to include findings from the updated evidence base work and the 2014 South Hampshire Housing Market Assessment and the Solent LEP Strategic Economic Plan; and
- Incorporation of the Travelling Communities Development Plan Document (DPD).

5.1.2 The revised version was adopted on 9th April 2015.

### **5.2 Performance of the Adopted Local Plan**

5.2.1 Within this monitoring report, the policies of the Adopted Local Plan have been monitored against a series of indicators, which have been separated into 'core' and 'local' indicators. The Core Indicators in this document are those which used to be specified by the Department for Communities and Local Government for monitoring purposes, whereas the Local Indicators are those that have been defined by Eastleigh Borough Council.

5.2.2 The main achievements of the adopted Local Plan policies are highlighted at the beginning of this report in the Executive Summary. The Executive Summary also highlights a number of economic, environmental and social conclusions or trends for the Borough, arising from the monitoring of contextual indicators. As the name suggests, these provide a context for the future direction of planning within the Borough.

5.2.3 Due to time and resource constraints and/or the lack of relevant information, it has not been possible to monitor the existing policies and recent planning decisions using all of the new and existing indicators. Information on those which have not featured within this AMR are given in the table below. Depending on staff resources, amendments to the AMR may be published to include data for (some of) these indicators. Alternatively, these indicators will be used in the next AMR. Please note that all of the Core Indicators have been monitored in this report.

**Table 5.1: Local & Contextual Indicators that have not been covered in this AMR**

<b>Housing</b>		
Local Indicator		Affordable housing completions on sites of 15 dwellings or more
<b>Countryside</b>		
Local Indicator		Net additional dwellings outside the urban edge
Local Indicator		Number of new buildings developed/material changes of use in countryside gaps
<b>Biodiversity and Nature Conservation</b>		
Local Indicator		Extent of BAP priority habitats and species
<b>Environmental Sustainability</b>		
Local Indicator		Properties at risk of flooding – Environment Agency
Local Indicator		Watercourses classified as 'good' or 'very good'
Local Indicator		Applications refused due to the creation of noise, air pollution or land contamination
Local Indicator		Status of Air Quality Management Areas
Local Indicator		Renewable energy generation
Local Indicator		Compliance with Bathing Waters Directive
Local Indicator		New properties in areas of coastal change
Local Indicator		Projects to enable adaption to climate change
Local Indicator		Number of applications requiring noise mitigation measures
Local Indicator		Sites affected by land contamination
Local Indicator		Areas of land with potential for minerals use sterilised
Local Indicator		Initiatives to increase awareness of climate change
Local Indicator		Percentage of household waste recycled
Local Indicator		Type and capacity of waste management facilities
<b>Built Environment</b>		
Local Indicator		Applications refused due to poor design
Local Indicator		Number of schemes awarded design awards
Local Indicator		Dwellings permitted which meet internal space standards
Local		Percentage of developments meeting the

Indicator		requirements of the Code for Sustainable Homes or BREEAM
<b>Conservation and Listed Buildings</b>		
Local Indicator		Conservation Areas covered by up to date appraisals (completed within last 5 years)
Local Indicator		Heritage classified as 'At Risk' by Heritage England or Eastleigh Borough Council
Local Indicator		Applications to conserve or enhance or increase access to heritage assets
Local Indicator		Historic gardens, landscapes and archaeological assets affected by development
Local Indicator		Applications to conserve, enhance or increase access to heritage assets
<b>Transport</b>		
Local Indicator		Average distance travelled to fixed place of work
Local Indicator		Delivery of new road schemes
Local Indicator		Residential development within 1km and 3km of train/bus stops
Local Indicator		Level of growth of traffic on key routes
Local Indicator		Proportion of new development providing cycle parking
Local Indicator		Number of non-car mode trips per annum
Local Indicator		Provision of new walking and cycling links
<b>Town, District and Local Centres</b>		
Local Indicator		Retail and non-retail frontage/floorspace in town, district and local centres
Local Indicator		Town centre developments and projects completed since 2011
<b>Open Space and Recreation</b>		
Local Indicator		Open space, sport and recreation standards
Local Indicator		Open spaces managed to Green Flag Award standard
Local Indicator		Area of parks and green space per 1000 population
Local Indicator		Number of sports pitches per 1000 population
Local Indicator		% of people within 500m/5mins of accessible green space
<b>Tourism and the Arts</b>		
Local Indicator		Public art projects delivered
Local Indicator		Cultural and arts facilities delivered
Local		Planning applications granted for tourism uses



Indicator		
<b>Community Facilities</b>		
Local Indicator		Applications permitted for new community facilities
Local Indicator		Applications refused due to the loss of a community facility
Local Indicator		Number of new cemetery plots provided
Local Indicator		Applications permitted for new community facilities
Local Indicator		Applications refused due to the loss of a community facility
<b>Spatial Portrait</b>		
Contextual Indicator		Access to super-fast broadband
Contextual Indicator		Residents satisfaction with neighbourhood
Contextual Indicator		Adults who feel they can influence decisions about the local area

5.5 The following table (Table 5.2) highlights those policy areas where indicators suggest that action is needed to meet the objectives and policies of the Adopted and emerging Local Plans. The proposed responses are also detailed in this table.

**Table 5.2 Issues and Actions**

<b>Policy Objective</b>	<b>Issue</b>	<b>Action</b>
Housing		
Meet overall housing need	Maintain five year land supply.	Continue to prepare housing implementation strategy and monitor delivery
Mixed and balanced communities	Ensure affordable housing targets are met	Monitor the number of affordable homes delivered on different size sites
	Ensure appropriate mix of dwelling types and sizes	Monitor the delivery of affordable housing in other parts of the Southampton Housing Market Area
	Anticipated increase in older people as the population ages	Monitor the delivery of dwelling types and sizes
		Monitor number of specialist housing completions in 2015-16 monitoring report
Efficient use of land	Ensure that as many of the proposed new dwellings as possible	Monitor the number of new dwellings planned for existing urban areas (policy

	will be accommodated within the existing built-up areas	S3)
<b>Employment</b>		
Sustainable economic growth	Ensure rate of employment development increases to meet future needs	Continue to monitor the change in employment floorspace overall and compare this with the Employment Land Delivery Schedule of the submitted Local Plan
<b>Countryside</b>		
Protect the countryside from inappropriate development	Whilst numbers of applications refused as a result of adverse impact on countryside have been monitored there are other indicators which should be considered	Monitor number of additional dwellings outside of the urban edge, the amount of high quality agricultural land lost to development, and new developments in countryside gaps in the 2015-16 Monitoring Report
<b>Nature Conservation</b>		
Protection of natural environment/ biodiversity	Maintain the approach to protecting and (where possible) enhancing biodiversity and nature conservation interests, in the context of delivering new development	Monitor the effectiveness of the Solent Disturbance and Mitigation Project in the 2015-16 Monitoring Report, once data becomes available.
<b>Environmental Sustainability</b>		
Reduction in air, soil, water, light and noise pollution	The variety of indicators used needs to be increased as not all of the sources of pollution have been considered	Include additional indicators in 2015-16 Monitoring Report
Reduce water pollution	Actions to improve status of watercourses need to be implemented	Discussions with EA and colleagues to identify and implement actions to improve water quality
Improvement in air quality	Some areas with the Eastleigh AQMA are not meeting the requirements	Monitor the implementation of projects to improve pedestrian, cycle and public transport projects affecting Eastleigh and highway improvements that could reduce congestion (policies S7, S8, E9 and E11)

Design & Built Environment		
Achieve good design	Results of post construction review assessments indicate that high quality places need to be given more weight in the decision making process	Additional training for Development Management Officers and Councillors
Conservation & Listed Buildings		
Enhance, protect and manage conservation areas	Three of the conservation areas appraisals were completed over five years ago	Monitor the progress towards updating the Borough's conservation area appraisals against the indicative timescale set out in this report
Transport		
Encourage use of sustainable transport	Travel plan data is not always being monitored	Ensure that monitoring continues where resources allow
Town and District Centres		
Sustain and enhance the vitality and viability of town district and local centres	The requirements for the use of shop frontages have not been met	Monitor the use of shop frontages against the revised targets of the submitted Local Plan
Maintain an efficient, competitive and innovative retail sector by focusing development on town and local centres	Although progress has been made, aspects of the Eastleigh Town Centre Vision have not yet been achieved. There is concern that development has significantly moved away from centres during this monitoring period and towards out-of-town retail parks (e.g. Hedge End)	Continue to monitor town centre development projects
Open space, sport & recreation		
Adequate provision of high quality open space	Monitoring is infrequent, so it is difficult to determine whether or not the Borough is meeting its targets	Commence the planned update of the PPG17 study in 2015
Community Infrastructure		
Access and capacity	Pupils exceed capacity	Ensure that proposals for

at schools	at some primary schools	new residential development take full account of educational needs.  Continue to liaise with school places planning team at Hampshire County Council.
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# **APPENDIX 1: 5 YEAR HOUSING LAND SUPPLY ASSESSMENT AS AT 31 MARCH 2015**

**The calculations below relate to monitoring data with a 31<sup>st</sup> March 2015 date. More recent updates are published quarterly within the Housing Implementation Strategy**

**Extract from Housing Implementation Strategy (31 March 2015)**

## **Housing requirements**

### **Overall housing requirement**

In order to measure progress against the borough's housing requirement it is necessary to consider the basis for determining the overall housing target given the adopted local plan is now out-of-date in relation to housing land supply policies and there is no basis in that plan for identifying the future housing requirement.

The submitted Eastleigh Borough Local Plan 2011-2029 set out a housing requirement of 10,140 dwellings over the plan period. The Inspector appointed to undertake the examination of the submitted Eastleigh Borough Local Plan 2011-2029 concluded in relation to the overall requirement that he did not consider it to be sufficient to meet the objectively assessed need for housing over this period as required by the NPPF/PPG. He considered that the Council should be making additional provision to meet the need for the borough identified in the PUSH strategic housing market assessment (SHMA), noting the shortfall in planned provision in the housing market area overall and what he considered to be adverse market signals justifying a higher level of provision.

The Inspector did not identify a specific housing requirement for the borough but in his findings he discussed a number of factors which, need to be taken into account. He did, however, suggest that the housing requirement for the borough contained in the PUSH SHMA is a reasonable starting point for an assessment of the 'objectively assessed need' that is required in line with the guidance included in the NPPF/PPG. This figure is 615 dwellings per annum, or 15,375 dwellings between 2011-2036 and was informed by the PUSH SHMA (January 2014) and recommended through a cabinet report in April 2015.

Another significant factor that the figure of 615 dwellings per annum does not allow for relates to the Inspector's concern that the Council's proposals do not have sufficient regard to the need for affordable housing in the borough.

Further work will need to be undertaken by the Council to consider the appropriate level of housing in the Borough, taking into account the most recent demographic evidence, the points raised by the Inspector and the emerging PUSH Spatial Strategy.

The PUSH SHMA is considered the most appropriate starting point. Therefore in the short term, the Council will continue to focus on addressing housing needs at a housing market level which results in an interim housing requirement for the borough of 615 dwellings per annum, 15,375 dwellings over the plan period up until 2036.

## Housing supply components

### Data collection

The calculations that follow are based on comprehensive monitoring of housing completions and the progress of outstanding planning permissions to a 31 March 2015 base date through a joint survey between Hampshire County Council and the Borough Council. It includes site visits to every site to verify the building control and council tax data. The data used in this report is still subject to final agreement/ and sign off but represents the most accurate picture at the current time.

### Sources of supply

In order for sites to be considered as a source of supply within the next five years they must be both deliverable and developable. The NPPF states that:

*“to be considered deliverable, sites should be available now, offer a suitable location for development now, be achievable, with a realistic prospect that housing will be delivered on the site within five years, and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example, that they will not be viable, there is no longer a demand for the type of units or the site is subject to long-term phasing plans”.*

Based on this advice, the following sources of supply are identified as being capable of delivering housing in the borough within the next five years:

#### (A) Existing commitments

Sites included within this source of supply are developments which have the benefit of an outline or full planning permission and will yield completions within five years.

Each planning permission has been assessed to ensure that only new dwellings that are realistically deliverable within the next 5 years are counted within the 5 year housing land supply. Appendix 1 contains a schedule of small sites (less than 10 dwellings) with outstanding planning permissions and appendix 2 a schedule of larger sites (10 dwellings or more) along with evidence to support the deliverability of each of these sites.

In order to provide a robust estimate of how many of the dwellings that are the subject of outstanding planning permissions are likely to be delivered, an analysis of lapse rates has been undertaken. This compared the net number of previously permitted dwellings where permission was allowed to expire against the total number of dwellings with outstanding planning permission. This analysis looked at the annual rate of lapses each year since 2001. The findings indicate that outstanding permissions should be discounted by 1% to allow for lapses.

#### (B) Sites the subject of a resolution to grant planning permission

These sites are the subject of committee resolutions to grant planning permission but are awaiting the completion of legal agreements. They are also included in the schedule in Appendix 2. As with outstanding permissions this total has been discounted by 1% to allow for lapses.

### (C) Developments under negotiation

Sites identified in the Council's Strategic Land Availability Assessment which are within the urban edge and as such can be permitted in accordance with the policies of the adopted Local Plan Review (2001-2011) have been included as a source of supply where they are considered likely to yield completions in the next 5 years.

It is recognised that the policies set out in the adopted Local Plan Review (2001 - 2011) are now out of date. Therefore, whilst recognising that planning applications for residential development on land outside the urban edge would be contrary to the adopted development plan, it is considered that the NPPF (which is a material planning consideration of potentially significant weight) provides for sites outside the urban edge ('green field sites') to come forward in certain circumstances.

At paragraph 216 the NPPF advises in this respect that relevant policies and proposals in emerging plans may be given weight in decision-taking according to:

- *“the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);*
- *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- *the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).”*

The findings of the inspector in relation to the submitted Eastleigh Borough Local Plan 2011 - 2029 regarding the borough's housing requirements clearly undermine the Plan's strategy and policies for guiding future development. The proposed allocations and development management policies remain untested. Therefore only extremely limited weight can be attributed to the policies of this plan. Nevertheless, it represents the most recent statement of the Council's development strategy for the borough.

Whilst the weight that can be attributed to the submitted Local Plan is very little there are a number of sites (including two strategic sites) which were allocated in that plan where planning applications have been submitted. The promoters of two of the strategic sites, land west and south of Horton Heath, West End (WE1) and land to the south of Chestnut Avenue, Eastleigh (policy E1) in their trajectories indicate that they expect completions on site within the next five years. The other sites included in the five-year supply and falling into this category which had been allocated within the submitted Eastleigh Borough Local Plan 2011-2029 (of a less strategic nature) are all at an advanced stage of discussions.

### (D) Small-site Windfall Developments

Eastleigh borough has a number of large urban areas where planning policies have in recent years encouraged residential development on small sites (less than 10 dwellings), including infilling, changes of use and redevelopment. The relatively recent changes in national planning policy in relation to garden land states that these should no longer be considered as 'brownfield' are noted. However, within Eastleigh borough this is not considered likely to have any material effect on the way in which applications on such sites will be assessed. As such, an allowance for the continued

contribution to housing supply from small ‘windfall’ sites is considered to be appropriate. The NPPF makes provision for this in paragraph 48:

*“Local Planning Authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens”.*

It is acknowledged that the capacity of brownfield housing sites to provide for further incremental housing development must be finite and that sites are becoming more constrained. Similarly, future planning policies or changes in the housing market may result in some sites which would previously have come forward, no longer coming forward e.g. conversion of family housing to flats. On the other hand, design is evolving and housing professionals are becoming more creative at finding solutions to overcome obstacles to the development of sites.

In order to provide evidence to support the inclusion of windfall sites, the Council has looked in detail at past housing completions. Each housing completion has been examined to establish whether the site had previously been identified by the SHLAA, was an allocated site, or if it has been developed on a residential garden. Sites that did not meet any of these criteria were identified as windfall sites.

A small sites completions allowance has been calculated for years 3, 4 and 5 based on past average windfall completions by parish, with a 10% discount applied. The projected yield has been further discounted to exclude those sites which could reasonably be expected to come forward from residential gardens (approximately 8 dwellings per annum<sup>1</sup>). The inspector in his conclusions following the Eastleigh Borough Local Plan hearings held in November 2014 considered this approach to be justified (para 63).

### **Total supply**

The table below sets out the total number of new dwelling completions the Council believes will be delivered over the next five years as at 31 March 2015.

<b>Source of supply</b>	<b>Number of dwellings</b>
A - Sites with planning permission (including 1% discount for lapses)	3,130 <sup>2</sup>
B - Sites with a resolution to grant planning permission (1% discount for lapses)	134 <sup>3</sup>
C - Developments under negotiation	991
D Windfall allowance (years 3,4 & 5)	189
<b>Total</b>	<b>4,444</b>

<sup>1</sup> In 2010 residential garden land was no longer included within a definition of previously developed land. Para 48 of the NPPF makes it clear that this source can't be included in any future allowance for windfall within the first five years of the plan. Analysis of the windfall completions from 2010 onwards indicate that over the last four years an average of 8 dwellings per year have been built on garden land.

<sup>2</sup> As explained in paragraph 4.2.5 a 1% discount has been applied to allow for planning permissions lapsing (calculation = 3,162 – 1%)

<sup>3</sup> As explained in paragraph 4.2.6 a 1% discount has been applied to allow for planning permissions lapsing (calculation = 136 – 1%)



## **Five year supply calculation**

### **Completions**

Between 1 April 2011 and 31 March 2015, 1,216 dwellings have been completed within the borough.

### **Shortfall**

The borough's five-year housing supply must recover any past shortfall in provision against the Local Plan requirement. Discounting this, completions since 1 April 2011 represent a shortfall to 31 March 2015 of 1, 859 homes.

The PPG advises that: "local planning authorities should aim to deal with any undersupply (of housing) within the first five years of the plan period where possible". This is also referred to as the 'Sedgefield method' of dealing with any shortfall.

The inspector in his preliminary conclusions on the Eastleigh Borough Local Plan 2011 - 2029 was also of the view that shortfall should be made up in the first five years (para 72 Inspectors Final Report (IFR)).

### **Buffer to provide for choice and competition in the market**

The NPPF requires that an additional buffer of at least 5% to allow for choice and competition in the market for land should be applied. The NPPF states that this buffer should be increased to 20% where there is a persistent record of past under-delivery in the supply of new housing.

The inspector in his Final Report on the Eastleigh Borough Local Plan 2011 - 2029 indicated that the assessment of past delivery needs to be considered over at least ten years (para 74 IFR). He was also of the view that for the period prior to 2011 delivery should be compared against the overall requirement of the adopted Local Plan Review (2001 - 2011) as this document covers the entire period (para 74 IFR)

Over the 10 year period the Local Plan's annual average was met in only two years. The inspector concluded that this was clear evidence of persistent under-delivery and a 20% buffer should be applied. (para 78 IFR).

The inspector also indicated that given the PUSH SHMA represents a new starting point of assessment of needs from 2011 that there is no need to add any backlog before this date to the requirement (para 78 IFR).

	Housing Target	Calculation	Number of dwellings
A	PUSH SHMA annual requirement 2011 - 2036	-	615
B	PUSH SHMA requirement	615 x 25	15,375
C	PUSH SHMA five year requirement	A x 5	3,075

**Buffer (to provide for choice and competition in the market)**

	20% Buffer (for persistent under-delivery)	Calculation	Number of dwellings
D	Five year requirement + 20% buffer	C + 20%	3,690

**Making up the shortfall**

	Progress against requirement 2011 - 2036	Calculation	Number of dwellings
E	Completions 1/4/2011 - 31/03/2015	-	1,216
F	Residual requirement 1/04/2015 to 31/3/2036	(615 x 25) – E	14,159
<b>Calculating the shortfall/surplus 2011 - 2014</b>			
G	Requirement 1/4/2011 to 31/03/2015	A x 4 <sup>4</sup>	2,460
H	Deficit against requirement	G - E	1,244

	'Sedgefield Method' - shortfall addressed in first five years	Calculation	Number of dwellings
I	Five year requirement +20% buffer + shortfall	D + H	4,934

**Calculating total supply of housing relied upon for delivery**

Source of supply	Number of dwellings
Planning Permissions (1% discount applied to allow for permissions lapsing):	3,130
Resolutions to permit (1% discount applied to allow for permissions lapsing):	134
Planning Applications/Under negotiation Discussions (no discounting):	991
Windfall Allowance (years 3, 4 and 5):	189
<b>Total</b>	<b>4,444</b>

**Housing land supply position**

Plan/Strategy	Requirement 1 April 2015 to 31 March 2020 (dwellings) <sup>5</sup>	Supply position (years)
PUSH SHMA requirement (20% buffer & Sedgefield method)	4,934 (987 per annum)	4.5

<sup>4</sup> Number of years since the start of the monitoring period.

<sup>5</sup> Calculation: 5 year supply divided by annual requirement of plan/method

**Appendix 2: Schedule of outstanding planning permissions on small sites (<10 dwellings) at 31 March 2015**

APPLICATION REFERENCE	DECISION DATE	SITE ADDRESS	TOWN	NET OUTSTANDING NO. OF DWELLINGS
12/71863 F	07-Feb-13	3 NELSON ROAD	BISHOPSTOKE	1
14/74847 F	06-Oct-14	58 REAR OF GUEST ROAD	BISHOPSTOKE	1
13/73429 F	02-Dec-13	LONGMEAD ARMS, 47 LONGMEAD AVENUE	BISHOPSTOKE	6
14/74747 F	29-Sep-14	36 EAST DRIVE	BISHOPSTOKE	1
14/74955 F	05-Nov-14	5 JOCKEY LANE	BISHOPSTOKE	1
13/73827 F	03-Mar-14	79 REAR OF STOKE PARK ROAD	BISHOPSTOKE	1
14/74015 F	23-Apr-14	29-31 REAR OF HAIG ROAD	BISHOPSTOKE	1
13/71910 F	13-Feb-13	THE BUNGALOW WOODHOUSE LANE	BOTLEY	1
08/63527 F	30-Oct-08	HAWTHORN COTTAGE BROAD OAK	BOTLEY	1
13/72542 F	02-Aug-13	BROOKLANDS HIGH STREET	BOTLEY	1
14/75578 F	12-Feb-15	DIDCOT WINCHESTER ROAD	BOTLEY	1
14/74099 C	27-Jun-14	65 ADJ HIGH STREET	BOTLEY	1
12/71197 F	27-Sep-12	79 WINCHESTER STREET	BOTLEY	1
07/61158 C	16-Jan-08	MARKS FARM CHURCH LANE	BOTLEY	1
14/75258 F	05-Dec-14	57 WINCHESTER STREET	BOTLEY	1
14/74088 F	28-Apr-14	2-12 GARAGE COURT REAR OF MORTIMER ROAD	BOTLEY	3
13/72630 C	02-Aug-13	BOTLEY INSTITUTE BUILDING CHURCH LANE	BOTLEY	2
13/72065 C	05-Aug-13	RIVER COTTAGE, 2 HAMBLE WOOD	BOTLEY	1
13/72512 F	26-Jun-13	VICTORIA COTTAGE LOWFORD HILL	BURSLEDON	4
15/75914 F	20-Mar-15	BURSLEDENE WINDMILL LANE	BURSLEDON	0
09/64869 F	17-Jul-09	1 ADJ HILL PLACE	BURSLEDON	1
14/74087 F	23-Jun-14	NAOMI FARM EAST OF PYLANDS LANE	BURSLEDON	1
14/74789 F	31-Oct-14	PYLANDS HOUSE PYLANDS LANE	BURSLEDON	3
14/75370 F	03-Dec-14	FAIR VIEW PYLANDS LANE	BURSLEDON	2
13/73356 F	13-Oct-14	133 HILTINGBURY ROAD	CHANDLERS FORD	3
14/75118 S	06-Oct-14	49 BOURNEMOUTH ROAD	CHANDLERS FORD	1
13/72928 R	18-Sep-13	116 REAR OF PARK ROAD	CHANDLERS FORD	1
13/73823 F	15-Sep-14	5 BOURNEMOUTH ROAD	CHANDLERS FORD	1
13/72384 F	27-Nov-13	268 LEIGH ROAD	CHANDLERS FORD	3
13/73690 F	11-Feb-14	31 PARK ROAD	CHANDLERS FORD	0
13/72990 F	28-Oct-13	18 NICHOL ROAD	CHANDLERS FORD	1

APPLICATION REFERENCE	DECISION DATE	SITE ADDRESS	TOWN	NET OUTSTANDING NO. OF DWELLINGS
12/71750 F	10-Jan-13	59 NICHOL ROAD	CHANDLERS FORD	0
14/73959 F	21-May-14	31 GORDON ROAD	CHANDLERS FORD	0
15/75899 F	31-Mar-15	9 HILTINGBURY CLOSE	CHANDLERS FORD	1
12/70870 F	15-Aug-12	48 KINGSWAY	CHANDLERS FORD	0
13/72845 F	28-Aug-13	49 KINGSWAY	CHANDLERS FORD	0
14/75359 F	05-Jan-15	73 LAKEWOOD ROAD	CHANDLERS FORD	0
12/71763 F	20-Mar-13	1 OAKMOUNT AVENUE	CHANDLERS FORD	1
12/71216 F	04-Oct-12	82 LAKEWOOD ROAD	CHANDLERS FORD	1
14/74469 F	17-Jun-14	22 COULTAS ROAD	CHANDLERS FORD	0
14/74369 F	07-Jul-14	HILTINGBURY CHIROPRACTIC, 70 HILTINGBURY ROAD	CHANDLERS FORD	-1
13/73784 F	07-Mar-14	30 WESTERN ROAD	CHANDLERS FORD	0
14/74177 F	01-Jul-14	127 KINGSWAY	CHANDLERS FORD	1
14/75208 F	12-Nov-14	39 NIGHTINGALE AVENUE	EASTLEIGH	1
12/70726 F	13-Feb-14	1 ADJ SPENCER ROAD	EASTLEIGH	1
13/72987 F	13-May-14	11 MAPLE SQUARE	EASTLEIGH	1
13/72524 F	02-Jul-13	BADI MIRCHI, 190 LEIGH ROAD	EASTLEIGH	2
15/75762 J	06-Feb-15	48 LEIGH ROAD	EASTLEIGH	4
14/74619 J	23-Jun-14	113 LEIGH ROAD	EASTLEIGH	4
14/75447 F	15-Dec-14	65B NUTBEEM ROAD	EASTLEIGH	1
13/72411 F	03-Jul-13	30A LEIGH ROAD	EASTLEIGH	1
14/74660 F	31-Oct-14	CORNER OF WIDE LANE/SOUTH STREET	EASTLEIGH	9
14/75008 F	16-Sep-14	11 RUSKIN ROAD	EASTLEIGH	1
14/75030 J	17-Sep-14	18 ROMSEY ROAD	EASTLEIGH	7
14/74952 F	21-Jan-15	288 SOUTHAMPTON ROAD	EASTLEIGH	3
14/75271 F	21-Nov-14	17 SOUTHERN EVENING ECHO HIGH STREET	EASTLEIGH	1
13/72555 F	24-Jul-13	24A HIGH STREET	EASTLEIGH	1
14/75082 F	13-Feb-15	31-33 MARKET STREET	EASTLEIGH	2
13/73558 F	23-Jan-14	184 SOUTHAMPTON ROAD	EASTLEIGH	1
13/72562 F	08-Jan-15	77 ALLBROOK HILL	EASTLEIGH	2
12/71512 F	19-Dec-12	67 PITMORE ROAD	EASTLEIGH	0
14/74957 F	29-Sep-14	141 SANDY LANE	FAIR OAK	1
14/75055 F	30-Sep-14	15 DENHAM FIELDS	FAIR OAK	1
14/75202 R	19-Dec-14	PEAR TREE COTTAGE ADJ WINCHESTER ROAD	FAIR OAK	1
14/74181 F	09-Jul-14	WOODROW COTTAGE WINCHESTER ROAD	FAIR OAK	1
14/74591 F	01-Jul-14	BOXWOOD HOUSE WINCHESTER ROAD	FAIR OAK	1
10/68301 F	15-May-12	TIMBERLEY NORTH OF WINCHESTER ROAD	FAIR OAK	2
14/75053 F	07-Oct-14	39 WITT ROAD	FAIR OAK	2
14/74620 F	31-Dec-14	PYLE HILL HOUSE NORTH OF WINCHESTER ROAD	FAIR OAK	2
12/71002 F	01-Mar-13	BROADOAK STABLES MOBILE HOME MORTIMERS LANE	FAIR OAK	1
12/71290 F	20-Mar-13	HAMBLE CLIFF LODGE WESTFIELD COMMON	HAMBLE-LE-RICE	0
13/72898 F	25-Sep-13	57 COACH ROAD	HAMBLE-LE-RICE	1

APPLICATION REFERENCE	DECISION DATE	SITE ADDRESS	TOWN	NET OUTSTANDING NO. OF DWELLINGS
15/75866 J	12-Mar-15	MARINERS HOUSE HIGH STREET	HAMBLE-LE-RICE	3
14/75719 C	25-Mar-15	THE ANCHORAGE HIGH STREET	HAMBLE-LE-RICE	0
13/72242 C	03-May-13	PENMERE HOUSE SCHOOL LANE	HAMBLE-LE-RICE	0
13/73744 F	19-Sep-14	ASTONS 131A SATCHELL LANE	HAMBLE-LE-RICE	1
14/74922 F	19-Dec-14	LAND ACRES HEATH HOUSE LANE	HEDGE END	4
13/73084 F	12-Sep-14	5-9 SHAMBLEHURST LANE SOUTH	HEDGE END	6
14/75184 F	03-Dec-14	69 YARDLEY ROAD	HEDGE END	1
12/71082 F	12-Dec-12	143-146 GRANGE PARK MOBILE HOMES SHAMBLEHURST LANE SOUTH	HEDGE END	4
12/71017 F	12-Dec-12	PLOT 112A GRANGE PARK MOBILE HOMES SHAMBLEHURST LANE SOUTH	HEDGE END	1
14/74550 O	25-Sep-14	HIDEAWAY, 12 CHERRY DROVE	HORTON HEATH	1
12/70269 F	01-Feb-13	4 CEDAR ROW BOTLEY ROAD	HORTON HEATH	3
15/75793 F	18-Mar-15	ST MARTINS BOTLEY ROAD	HORTON HEATH	2
11/68419 F	03-Oct-12	GLEN FARM STROUDWOOD LANE	LOWER UPHAM	1
14/74335 F	13-May-14	STROUDWOOD NURSERIES STROUDWOOD LANE	LOWER UPHAM	1
14/73873 C	28-Mar-14	ABBOTTS LODGE ABBEY HILL	NETLEY ABBEY	9
13/73260 C	21-Jan-14	PLOT 2 BEACH LANE	NETLEY ABBEY	1
26357/005	19-Jan-05	NIGHTINGALE HOUSE VICTORIA ROAD	NETLEY ABBEY	6
13/72388 C	23-Jul-13	NETLEY COURT SCHOOL VICTORIA ROAD	NETLEY ABBEY	9
14/75627 C	04-Mar-15	42-43 VICTORIA ROAD	NETLEY ABBEY	2
14/75048 F	23-Oct-14	29 REAR OF STATION ROAD	NETLEY ABBEY	2
12/70173 F	12-Apr-12	46 STATION ROAD	NETLEY ABBEY	1
14/75267 J	27-Nov-14	30 QUEENS VIEW	NETLEY ABBEY	2
13/72380 F	14-Jun-13	2-4 REAR OF HUNT AVENUE	NETLEY ABBEY	1
13/73761 F	29-Dec-14	38 HUNT AVENUE	NETLEY ABBEY	2
13/72275 F	09-May-13	111 WOOLSTON ROAD	NETLEY ABBEY	1
14/75094 P	02-Oct-14	HOUND CORNER FRUIT FARM HAMBLE LANE	NETLEY ABBEY	1
14/75052 C	22-Dec-14	1 ROMILL CLOSE	WEST END	2
12/71412 F	30-Nov-12	1 CHARMWEN CRESCENT	WEST END	1
06/58582 F	06-Feb-08	48 - 50 HIGH STREET	WEST END	6
13/73412 F	03-Jun-14	HEATHERMOUNT AND ARDULLIE LODGE MOORHILL ROAD	WEST END	2
14/74076 F	16-Jul-14	8 TELEGRAPH ROAD	WEST END	0
14/75345 F	23-Jan-15	84 HIGH STREET	WEST END	1
14/74797 F	14-Aug-14	63A MOORGREEN ROAD	WEST END	1
13/72357 F	04-Jul-13	OAKLANDS FARM ALLINGTON LANE	WEST END	1
14/74543 F	06-Feb-15	MOORGREEN FARM BURNETTS LANE	WEST END	3
14/74675 F	21-Aug-14	LITTLE OWL ALLINGTON LANE	WEST END	1
<b>SMALL SITES TOTAL</b>				<b>188</b>

**Appendix 3: Schedule of large sites of 10 dwellings or more with outstanding planning permissions, resolutions to permit or under negotiation (at 31 March 2015) (in alphabetical order of parish)**

SITE	PLANNING APP REF	TOTAL NET OUSTANDING DWELLINGS	TOTAL NET OUSTANDING CONTRIBUTING TO FIVE YEAR SUPPLY			CURRENT STATUS (AND STATUS IN PREVIOUS HIS)	DECISION DATE	COMMENTARY	2015/16 <sup>10</sup>	2016/17	2017/18	2018/19	2019/20	5 YR SUPPLY
			OUSTANDING PLANNING PERMISSION	Resolution to permit	Under negotiation									
<b>ALLBROOK</b>														
Land Adj. Penarth House, Otterbourne Hill, Allbrook	n/a previous application withdrawn	20			20	Under negotiation	n/a	Advanced discussions around revised scheme. Expected to deliver within five years.	20	0	0	0	0	20
Land at Portchester Rise/Boyatt Lane, Allbrook (Policy AL1 Submitted LP 11-29)	O/14/74849	24	24			Outline permission (same)	04-Mar-14	Reserved matter application expected late 2015. On site start date expected early 2016. Expected to deliver within five years.	0	24	0	0	0	24
Land East of Pitmore Road, Allbrook (Policy AL2 Submitted LP 11-29)	F/14/74686	50	50			Full permission (same)	31 Oct 14	Site under construction. Expected to deliver within five years.	34	16	0	0	0	50
Land north of Allbrook Hill and west of Pitmore Road, Allbrook (Policy AL3 Submitted LP 11-29)	n/a	26			26	No under negotiation (same)	n/a	The Borough Council owns part of the site. Planning application expected mid/late 2015. Discussions advanced, site layouts are currently being discussed and a transport scheme to alleviate parking pressures on Allbrook Hill	0	0	10	16	0	26

<sup>10</sup> Refers to year starting 1<sup>st</sup> April and ending 31<sup>st</sup> March

SITE	PLANNING APP REF	TOTAL NET OUSTANDING DWELLINGS	TOTAL NET OUSTANDING CONTRIBUTING TO FIVE YEAR SUPPLY			CURRENT STATUS (AND STATUS IN PREVIOUS HIS)	DECISION DATE	COMMENTARY	2015/16 <sup>10</sup>	2016/17	2017/18	2018/19	2019/20	5 YR SUPPLY
								being prepared.						
<b>BISHOPSTOKE</b>														
The Mount Hospital, Church Road, Bishopstoke (Part of Policy B11 Submitted LP 11-29)	O/12/71007, R/12/71814 F/13/73226, F/14/75061	212	212			Several applications at varying stages (same)	Various	First phase under construction, second phase – reserved matters approved, third phase reserved matters application expected 2016. Expected to be delivered within five years.	60	60	52	0	0	212
West of Land North of Breach Lane, Church Road , Bishopstoke (Part of policy B11 Submitted LP 11-29)	O/13/72892	85	85			Outline permission (same)	18-Feb-14 (outline)	Landowner expects to submit reserved matters application early 2016. Envisage start on site July 2016.	0	40	45	0	0	85
Land at Stoke Park Farm, Stoke Common Road, Bishopstoke (Policy Bi2 Submitted LP 11-29)	O/13/73660	60	60			Outline permission (same)	05-Jun-14 (outline)	May 2015 - developers held public exhibitions ahead of finalising reserved matters application. Envisage start on site mid-2016.	0	30	30	0	0	60
<b>BOTLEY</b>														
North and east of Boorley Green Winchester Road, Botley	O/12/71514 & R/14/74872	1,399	525			Outline permission, first reserved matters application (same)	28-Nov-13 (outline)	Claimants no longer perusing the judicial review of the decision to grant outline planning permission. RM application has been permitted for sports facilities and officers have been involved in recent discussions on bringing forward reserved matters applications for the residential development. Expect start on site late 2015 (outline permission requires start on site by October 2015).	0	75	150	150	150	525

SITE	PLANNING APP REF	TOTAL NET OUSTANDING DWELLINGS	TOTAL NET OUSTANDING CONTRIBUTING TO FIVE YEAR SUPPLY			CURRENT STATUS (AND STATUS IN PREVIOUS HIS)	DECISION DATE	COMMENTARY	2015/16 <sup>10</sup>	2016/17	2017/18	2018/19	2019/20	5 YR SUPPLY
<b>BURSLEDON</b>														
Land at Providence Hill, Bursledon (Part of Policy BU1 Submitted LP 11-29)	O/14/74322	62	62			Outline permission (same)	15-Oct-14 (outline)	Completions are expected on site from 2016/17. Reserved matters application is expected 2016.	0	0	30	32	0	62
Land at Providence Hill & Oakhill, Bursledon (Part of Policy BU1 Submitted LP 11-29)	n/a	13			13	Under negotiation (same)	n/a	Phased for end of five year period given detailed discussions are yet to commence although there have been informal discussions with the promoters of this land in connection to site above.	0	0	0	0	13	13
Land north of Bridge Road and west of Blundell Lane, Bursledon (Part of Policy BU2 Submitted LP 11-29)	O/13/73701 & R/15/75967	90	90			Outline permission (same)	31-Jul-14 (outline)	Reserved matters application received. Expect start on site early 2016.	0	50	40	0	0	90
Land east of Dodwell Lane and north of Pylands Lane, Bursledon (Part of Policy BU3 Submitted LP 11-29)	O/12/71522 & R/14/75595	249	249			Outline permission, resolution to permit reserved matters phase 1 (same)	28-Nov-13 (outline)	Resolution to permit reserved matters application for first phase (190 dwellings) at Local Area Committee 29 January 2015 subject to legal agreement. Discussions commenced on phase 2. Applicant suggests they will start on site late 2015.	0	100	100	49	0	249
Land west of Hamble Lane, Bursledon	O/ 12/71828	150	150			Appeal upheld Outline permission issued (same)	29-Apr-14 (outline)	Reserved matters application expected summer 2015. Start on site 2016. Anticipate competition within 5 years.	0	50	50	50	0	150
<b>CHANDLER'S FORD</b>														



SITE	PLANNING APP REF	TOTAL NET OUSTANDING DWELLINGS	TOTAL NET OUSTANDING CONTRIBUTING TO FIVE YEAR SUPPLY			CURRENT STATUS (AND STATUS IN PREVIOUS HIS)	DECISION DATE	COMMENTARY	2015/16 <sup>10</sup>	2016/17	2017/18	2018/19	2019/20	5 YR SUPPLY
Draper Tools, Hursley Road, Chandler's Ford	O/10/66978	140	140			Outline permission (same)	24-Jul-12	Expected to deliver within five years.	0	0	40	80	0	140
Stuart House, Sycamore Avenue Chandler's Ford	F/13/73298, F/08/63689, F/5/52914	9	9			Full planning permission (same)	18-Feb05 13-Dec13 11-Dec08	Remaining part of large site with full planning permission. Expected to deliver within five years.	4	3	0	0	0	9
Surrey Court, Surrey Road, Chandler's Ford	F/12/70334	28	28			Full planning permission (same)	23-Jul-12	Large site with planning permission. Phase 1 completed. Phase 2 forecast to start Summer 2015. Expected to deliver within five years.	-45	28	0	0	0	28
The Mall, 120 Winchester Rd, Chandlers Ford	13/73734 J 14/75734 F	14	14			Permission /prior approval(did not appear)	31-Mar15 21-Jan14	Large site with planning permission/prior approval. Expect to deliver within 5 years.	14	0	0	0	0	14
<b>EASTLEIGH</b>														
Prysmian Cables (Sirocco Park), Former Pirelli Factory site, Leigh Road, Eastleigh	F/11/70044	87	87			Full planning permission (same)	26-Jul-12	Large site under construction. Expected to deliver within five years.	60	27	0	0	0	87
Monksbrook Estate, Cheriton Road, Eastleigh	F/12/70310	146	146			Full planning permission (same)	23-Jul-12	Large site under construction. Expected to deliver within five years.	30	30	30	30	26	146
Russell House, 26 - 28 Romsey Road, Eastleigh	F/13/72821	31	31			Full planning permission (same)	30-Sep-13	Large site under construction. Expected to deliver within five years.	31	0	0	0	0	31
26A High Street, Eastleigh	J/14/74420 & F/14/75592	11	11			Full permission & Prior	04-Jul-14 & 13-Jan-	Conversion of offices to flats. Expected to deliver within five years	5	6	0	0	0	11

SITE	PLANNING APP REF	TOTAL NET OUSTANDING DWELLINGS	TOTAL NET OUSTANDING CONTRIBUTING TO FIVE YEAR SUPPLY			CURRENT STATUS (AND STATUS IN PREVIOUS HIS)	DECISION DATE	COMMENTARY	2015/16 <sup>10</sup>	2016/17	2017/18	2018/19	2019/20	5 YR SUPPLY
						notification (same)	15							
Travis Perkins Trading Co Limited, Mill Street, Eastleigh	F/11/70108	109	109			Full planning permission (same)	13-Dec-12	Site under construction. Expected to deliver within five years.	25	25	40	23	0	109
10-12 ROMSEY ROAD, Eastleigh	J/14/75513	12	12			Prior notification (did not appear)	10-Dec-14	Site with permission. Expected to deliver within five years	12	0	0	0	0	12
103 JOHN REILLEY CIVIL ENGINEERING DESBOROUGH ROAD	F /14/75295 & J /14/74822	10	10			Prior notification (samer)	19-Dec14 19-Aug14	Site with permission. Expected to deliver within five years.	10	0	0	0	0	10
Land south of Chestnut Avenue, Eastleigh (Policy E1 Submitted LP 11-29)	O/15/76023	1,100			250	Under negotiation - Outline application submitted (same)	n/a	Expect planning application to be determined summer 2015. Site promoter indicates that reserved matters applications for first phase and infrastructure are programmed for the end of 2015. They expect to start on site spring 2016 with two house builders building simultaneously.	0	0	50	100	100	250
Land north of Kipling Road, Eastleigh (Policy E3 Submitted LP 11-29)	O/13/73698	94	94			Outline permission (resolution to permit)	26-Jan-15 (outline)	Start on site envisaged mid/late 2015 with completion early 2017. Joint venture between First Wessex and Eastleigh Borough Council.	0	50	44	0	0	94
Former Premier Foods Bakery Site, Land at Toynbee Road, Eastleigh (Part of Policy E3 Submitted LP 11-29)	F/14/74873	120	120			Full planning permission (same)	24-Nov-14	Demolition started on site early 2015. Anticipate completion late 2017.	0	60	60	0	0	120

SITE	PLANNING APP REF	TOTAL NET OUSTANDING DWELLINGS	TOTAL NET OUSTANDING CONTRIBUTING TO FIVE YEAR SUPPLY			CURRENT STATUS (AND STATUS IN PREVIOUS HIS)	DECISION DATE	COMMENTARY	2015/16 <sup>10</sup>	2016/17	2017/18	2018/19	2019/20	5 YR SUPPLY
<b>FAIR OAK</b>														
St Swithun Wells Church Land Adj and Allington Lane	O/13/72471	72	72			Appeal Upheld Outline permission (did not appear)	18-Dec-14 (outline)	Appeal upheld. Expected to deliver within five years.	0	0	35	37	0	72
Land off Winchester Road, Fair Oak (Policy FO1 Submitted LP 11-	O/13/73707 & R/14/75539 & R/15/76118	330	330			Outline permission. Reserved matters for first phase approved, second phase submitted (outline)	25-Sep-14 (outline) 03-Feb-15 (RM Phase 1)	Reserved matters for phase one (41 dwellings) approved at LAC on 28 Jan 2015. Reserved matters application submitted (81 dwelling). Discussions also started on phase 3. Completions expected on site from 2015/16.	41	100	100	89	0	330
Land north of Mortimers Lane, Fair Oak (Policy FO2 Submitted LP 11-29)	F/13/73648	46		46		Resolution to permit (same)	n/a	Legal agreement under negotiation. Given that permission will expire after two years and Orchard Homes Ltd are already actively involved it is considered reasonable to assume anticipated completions from 2016 -	0	20	26	0	0	46
Land at Whitetree Farm, Fair Oak (Policy FO4 Submitted LP 11-29)	n/a	12			12	Under negotiation (no pre-app)	n/a	Detailed design and layouts being discussed. Expect planning application to be submitted summer 2015 and completions from	0	12	0	0	0	12
Corner of Knowle Lane/Mortimers Lane	13/72490 O	78	78			Appeal Upheld Outline permission (did not	09-Feb-15	Appeal upheld. Expected to deliver within five years.	0	0	40	38	0	78

SITE	PLANNING APP REF	TOTAL NET OUSTANDING DWELLINGS	TOTAL NET OUSTANDING CONTRIBUTING TO FIVE YEAR SUPPLY			CURRENT STATUS (AND STATUS IN PREVIOUS HIS)	DECISION DATE	COMMENTARY	2015/16 <sup>10</sup>	2016/17	2017/18	2018/19	2019/20	5 YR SUPPLY
						appear)								
<b>HAMBLE</b>														
68-72 The Harrier, 68 and 68 & 72 Hamble Lane, Hamble	F/14/74053	26	26			Full permission (same)	29-Aug-14	Large brownfield site with planning permission. Site already vacated. Expected to deliver within five years.	10	16	0	0	0	26
<b>HEDGE END</b>														
Phase 4 Dowds Farm, Bubb Lane, Hedge End	F/10/68330	30	30			Full planning permission (same)	14-Nov-11	Remaining part of large site with planning permission. Construction started on site. Expected to deliver within five years.	30	0	0	0	0	30
Land off St Johns Road and Foord Road, Hedge End (Part of Policy HE2 Submitted LP 11-29)	O/13/73700	94	94			Outline permission (same)	31-Jul-14 (outline)	Reserved matters application submitted – expect to be determined early 2015. Completions expected from 2016/17.	0	44	50	0	0	94
Land south of Foord Road and west of Dodwell Lane, Hedge End (Part of Policy HE2 Submitted LP 11-29)	n/a	50			50	Under negotiation (same)	n/a	Remainder of allocated site. Owned by the borough council who are keen to see it developed within five years.	0	0	0	25	25	50
14 Hobb Lane, Hedge End	14/74093 F	12	12			Full planning permission (did not appear)	31-Mar-15	Site with full planning permission. Expect to be delivered within five years.	-1	11	0	0	0	12
<b>HOUD</b>														
Land at Abbey Fruit Farm, Netley, parish of Hound Policy HO1 of the Submitted LP 11-29)	O/13/72895	90			90	Resolution to permit (same)	n/a	Resolution to grant outline permission in February 2014. Negotiation on legal agreement ongoing. Discussions with Network Rail in relation to	0	0	35	35	20	90

SITE	PLANNING APP REF	TOTAL NET OUSTANDING DWELLINGS	TOTAL NET OUSTANDING CONTRIBUTING TO FIVE YEAR SUPPLY			CURRENT STATUS (AND STATUS IN PREVIOUS HIS)	DECISION DATE	COMMENTARY	2015/16 <sup>10</sup>	2016/17	2017/18	2018/19	2019/20	5 YR SUPPLY
								pedestrian access across the railway . Reserved matters discussions are yet to commence so it is unlikely that development will start on site until at least 2016/17. Expect to deliver within five years.						
<b>WEST END</b>														
86 Chalk Hill , West End	F/08/63467	11	11			Full planning permission (same)	20-Mar-13	Large site with planning permission. Expected to deliver within five years.	-1	11	0	0	0	11
Marina, Romill Close, West End	C/13/73461	3	3			Full planning permission (same)	21-Mar-14	Remainder of large site with planning permission. Expected to deliver within five years.	-1	3	0	0	0	3
Land west and south of Horton Heath, West End (Policy WE1 of Submitted LP 11-29)	O/14/75735	950			420	Outline planning application submitted (under negotiation )	n/a	Expect outline application to be determined summer 2015.Reserved matters submissions will be made late 2015 and start on site first phase's mid-2016. Timetable partly driven by the need for the school to be operational. Phasing is based on two phases being marketed and built out by two developers at the same time. Completions expected on site 2017/18.	0	60	120	120	120	420
Land at Hatch Farm, north of Barbe Baker Avenue, West End (Policy WE2 of Submitted LP 11-29)	n/a	85			85	Under negotiation (same)	n/a	Under negotiation - detailed layout and design being considered. Assumed that development will commence on site late-2015. Completions expected from 2016/17.	0	30	35	20	0	85
Moorgreen Hospital, Botley Road, West	n/a	115			115	Under negotiation	n/a	HCA has taken ownership of part of the site. A project group	0	0	35	40	40	115



## APPENDIX 4: EMPLOYMENT LAND SUPPLY: DETAILS OF ALLOCATED SITES

Adopted Local Plan Reference	Site Address	Locality	Previously developed land?	Within urban edge?	Planning status	Estimated net gain of employment floorspace (m <sup>2</sup> )	New employment floorspace 2011-2014 (m <sup>2</sup> )	Evaluation of site availability	Expected period of delivery
109.E	Leigh Road	Eastleigh	✓	✓	Completed for alternative (retail and residential) use	8,500 (B1a offices)	0	Site has been developed for alternative uses	N/A
111.E	Railway Works, Campbell Road	Eastleigh	✓	✓	Allocated site without planning permission	10,400 (B2 industrial)	0	Landowner interest in redevelopment; significant access constraints	2026-2029
112.E	Prysmian land, Chickenhall Lane	Eastleigh	✓	✓	Planning permission granted for an energy recovery centre, subject to legal agreement (ref: S/13/73507)	22,760 (B1b-B8 industrial)	0	Site is being actively marketed; constraints include access, odour, potential flooding and contamination	2016-2020

Adopted Local Plan Reference	Site Address	Locality	Previously developed land?	Within urban edge?	Planning status	Estimated net gain of employment floorspace (m <sup>2</sup> )	New employment floorspace 2011-2014 (m <sup>2</sup> )	Evaluation of site availability	Expected period of delivery
113.E	Wide Lane/Mitchell Way	Eastleigh	✓	✓	Planning permission granted for the temporary storage of community buses (ref: F/12/71657)	960 (B2 industrial)	0	Site is being in temporary use for the storage of community buses until 31 Jan 2015	Unknown
114.E	Northern Business Park	Eastleigh	✓	✓	Allocated site without planning permission	112,000 (B1b-B8 industrial)	0	Landowner interest in development; significant access constraints	Unknown

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## APPENDIX 5 SUSTAINABILITY APPRAISAL FRAMEWORK

Sustainability Appraisal Objective		Appraisal Criteria <i>Will the Policy / Proposal...</i>	Indicators	Relevant Section in AMR
<b>Community</b>				
1	Provide sufficient, housing to meet identified local needs, including affordability and special needs	Contribute to meeting the objectively assessed housing need/the housing requirement identified in the Local Plan, including an appropriate mix of housing?	Plan Period and Housing Target	Housing
			Past and Projected net addition dwellings	
			Net additional gypsy and traveller pitches	Housing
			Net additional dwellings on major sites by number of bedrooms	Housing
			Completions for sheltered and close care housing and care homes	Outstanding permissions included in Housing Section. Completions to be included 2015-2016 AMR.
		Meet need within the local area as well as the wider housing market?	Dwellings on strategic sites as a percentage of overall housing completions	Housing
		Help deliver affordable housing to meet Eastleigh's identified housing needs?	Affordable housing completions	Housing
		% of housing completions on sites of 15 or more dwellings secured as 'affordable'	To be included in 2015-2016 AMR	
2	Safeguard and improve community health, safety and well-being.	Promote healthy lifestyles, safety and well-being?	% of adult population classified as obese.	Spatial Portrait
			Life expectancy at birth	Spatial Portrait
			Standardised mortality ratio	Spatial Portrait
			% of adults (16+) participating in at least 30 minutes of moderate intensity sport and active recreation (including recreational walking) on three or more days of the week	Spatial Portrait
			Completions for sheltered and close care housing and care homes	Outstanding permissions included in Housing Section. Completions to be included 2015-2016 AMR
				% of dwellings completed which meet internal space standards

Sustainability Appraisal Objective		Appraisal Criteria <i>Will the Policy / Proposal...</i>	Indicators	Relevant Section in AMR		
		<ul style="list-style-type: none"> <li>Improve opportunities for people to participate in cultural, leisure and recreation activities?</li> <li>Provide good access to existing services, open space, facilities and community infrastructure?</li> </ul>	Travel time by public transport to the nearest health centre and sports facility	To be included in 2015-2016 AMR		
			Amount of sport and recreation facilities available for the general public: <ul style="list-style-type: none"> <li>Area of parks and green spaces per 1000 head of the population</li> <li>% of population within 300m or 5 minutes of accessible natural greenspace (5ha or more in size)</li> <li>The number of sports pitches available to the public per 1,000 population</li> </ul>	To be included in 2015-2016 AMR		
			% of adults (16+) participating in at least 30 minutes of moderate intensity sport and active recreation (including recreational walking) on three or more days of the week	Spatial Portrait		
			Number of cultural, arts and tourism facilities delivered	Community Facilities		
			Applications refused due to loss of community facility	Community Facilities		
		Reduce crime, deprivation and promote social inclusion in the borough?	Percentage of adults surveyed who feel they can influence decisions affecting their own local area	To be included in 2015-2015 AMR		
			Indices of Multiple Deprivation and crime statistics	Spatial Portrait		
			% respondents very or fairly satisfied with their neighbourhood	To be included in 2015-2016 AMR		
		<b>Economic</b>				
		3	Develop a dynamic, diverse economy.	Deliver new diverse and knowledge based employment opportunities?	Additional employment floorspace by type	Employment
Employment Land allocated/with planning permission by type	Employment					
Amount of floorspace lost to other uses within the borough	Employment					
Percentage of floorspace within the urban edge and percentage on previously developed land (PDL)	Employment					
Net additional floorspace at Eastleigh Riverside	Employment					
Support or encourage new business sectors and contribute to GVA of South Hampshire?	GVA for different sectors of the economy of south Hampshire			Spatial Portrait		
	VAT registrations and deregistrations			Spatial Portrait		
Encourage and support business start-ups and assist in the development of SME's?	Business demography			Spatial Portrait of Eastleigh Borough		

Sustainability Appraisal Objective		Appraisal Criteria <i>Will the Policy / Proposal...</i>	Indicators	Relevant Section in AMR		
			% of borough able to access super-fast broadband	To be included in 2015-2016 AMR		
		Provide good access to a range of employment areas?	Gross Value Added (GVA) for different sectors of the economy of South Hampshire	Spatial Portrait		
			Percentage of new residential development within 30 minutes public transport time of a centre of employment	To be included in 2015-2016 AMR		
			Percentage of development in urban/rural areas within 400m or 5 minutes' walk of half hourly bus service	To be included in 2015-2016 AMR		
		Enhance the vitality and viability of Eastleigh town centre and other district and local centres?	Proportion of non-retail (A1) frontage in defined centres	Town district and local centres		
			Floorspace completed for town centre uses within defined town centre	Town district and local centres		
			Footfall count in Eastleigh town centre	Town district and local centres		
		Help to develop and maintain a skilled workforce to support long-term competitiveness?	Proportion of borough residents (of working age) that are economically active	Spatial Portrait		
			Qualifications of borough residents	Spatial Portrait		
		Ensure a wide cross section of the community benefits from economic prosperity?	Annual average salary	Spatial Portrait		
			Employment by occupation	Spatial Portrait		
			Indices of multiples deprivation	Spatial Portrait		
		4	Reduce road traffic and congestion through reducing the need to travel by car/ lorry and improving sustainable travel choice	Improve capacity of road network?	Average distance (km) travelled to fixed place of work	Spatial Portrait
					Delivery of new road schemes identified in criteria i-vii of policy S7	To be included in 2015-2016 AMR
Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and major health centre	To be included in 2015-2016 AMR					
Percentage of residents surveyed finding it easy to access key local services	To be included in 2015-2016 AMR					
Proportion of trips made by non-car modes	To be included in 2015-2016 AMR					
The level of growth of traffic on key routes within the borough	To be included in 2015-2016 AMR					
Provide opportunities to encourage sustainable travel choice?	Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and major health centre			To be included in 2015-2016 AMR		
	Proportion of new dwellings within 1km and 3km of bus stop and/or train station			To be included in 2015-2016 AMR		

Sustainability Appraisal Objective		Appraisal Criteria <i>Will the Policy / Proposal...</i>	Indicators	Relevant Section in AMR
			Distance of new development to existing or proposed public transport routes.	To be included in 2015-2016 AMR
			Provision of new walking and cycling links to accompany new development	To be included in 2015-2016 AMR
			The proportion of new development which is meeting its travel plan objectives	Transport
			Proportion of trips made by non-car modes	To be included in 2015-2016 AMR
			Number of miles travelled by car club vehicles	Transport
			Passenger numbers at train stations	Transport
			Number of journeys made by bus per annum	To be included in 2015-2016 AMR
			Proportion of new development providing cycle parking	To be included in 2015-2016 AMR
			Percentage of people aged 16-74 who usually travel to work by bicycle or on foot	Spatial Portrait
			Percentage of people aged 16-74 who usually travel to work by driving a car or van	Spatial Portrait
			Percentage of people aged 16-74 who usually travel to work by bus or train	Spatial Portrait
	Improve road safety?	Number of people killed or seriously injured on the roads each year	Transport	
<b>Environment</b>				
<b>5</b>	Protect and conserve natural resources.	Have potential impact on natural resources?	Average domestic water consumption (l/head/day) Water Framework Directive compliance	To be included in 2015-2016 AMR
			Area of land with potential for minerals use sterilised	To be included in 2015-2016 AMR
			Numbers and percentage of new and converted dwellings on previously developed land	Housing
			Densities of Completed Dwellings	Housing
		Lead to the loss of the best and most versatile agricultural land?	Area of Grades 1, 2 and 3a agricultural land lost to other uses	Countryside
	Lead to the most efficient use of land, for example re-using brownfield sites?	Numbers and percentage of new and converted dwellings on previously developed land	Housing	
<b>6</b>	Reduce air, soil and water pollution.	Reduce air quality?	Status of Air Quality Management Areas (number, area and pollution levels)	Environmental Sustainability

Sustainability Appraisal Objective	Appraisal Criteria <i>Will the Policy / Proposal...</i>	Indicators	Relevant Section in AMR
	Impact on soil pollution?	Numbers and percentage of new and converted dwellings on previously developed land	Housing
	Help to remediate land affected by contamination?	% of sites affected by land contamination and number of projects involving remediation	To be included in 2015-2016 AMR
		Applications refused because site on contaminated land & it cannot be demonstrated that the land can be successfully remediated for the end land use	To be included in 2015-2016 AMR
	Have an impact on water pollution?	% of watercourses classified as having 'good' or 'very good' biological and chemical water quality	Environmental Sustainability
		Compliance with EC Bathing Waters Directive	To be included in 2015-2016 AMR
	Have an impact on light pollution?	No indicator identified	Consider indicators ahead of 2015-2016 AMR
	Have an impact on noise pollution?	Number of applications requiring noise mitigation measures	To be included in 2015-2016 AMR
7	Plan for the anticipated levels of climate change. Increase or reduce the number of properties at risk of flooding?	Planning applications granted contrary to Environment Agency advice on flooding and water quality grounds	Environmental Sustainability
		Number of properties at risk from fluvial and surface water flooding	Environmental Sustainability
		% of developments meeting the minimum standards for the "Surface Water Run-Off" and "Surface Water Management" categories in the Code for Sustainable Homes	To be included in 2015-2016 AMR
		Thermal efficiency of new and retro fitted development; % planning permissions for projects designed with passive solar design, building orientation, natural ventilation	To be included in 2015-2016 AMR
		No. of planning permissions incorporating SUDS	To be included in 2015-2016 AMR
	Have an impact on green infrastructure (including extent and quality of open space and linear routes for recreation)?	<p>Amount of sport and recreation facilities available for the general public:</p> <ul style="list-style-type: none"> <li>• Area of parks and green spaces per 1000 head of the population</li> <li>• % of population within 300m or 5 minutes of accessible natural greenspace (5ha or more in size)</li> <li>• The number of sports pitches available to the public per 1,000 population</li> </ul>	To be included in 2015-2016 AMR

Sustainability Appraisal Objective	Appraisal Criteria <i>Will the Policy / Proposal...</i>	Indicators	Relevant Section in AMR
	Manage development in areas affected by coastal change?	Amount of new development in areas of coastal change	To be included in 2015-2016 AMR
8	Minimise Eastleigh's contribution to climate change by reducing the borough's carbon footprint and minimising other greenhouse gas emissions.	Promote reduction in carbon emissions?	Number of renewable energy schemes completed
		Environmental Sustainability	
		Proportion of new homes achieving appropriate level for Code for Sustainable Homes (or equivalent)	To be included in 2015-2016 AMR
		Percentage of completed larger developments meeting BREEAM Communities excellent certification	To be included in 2015-2016 AMR
		Percentage of commercial buildings meeting BREEAM Very Good Standard or above or equivalent	To be included in 2015-2016 AMR
		Percentage change in per capita greenhouse gas emissions	Spatial Portrait
		% of completed other development achieving relevant BREEAM (or equivalent) standards	To be included in 2015-2016 AMR
		Percentage of people aged 16-74 who usually travel to work by driving a car or van	Spatial Portrait
		CO2 , methane and nitrous oxide emissions per sector	Spatial Portrait
Number of initiatives to increase awareness of climate change	To be included in 2015-2016 AMR		
9	Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.	Provide, or be accessible to facilities for the separation and recycling of waste?	% of household waste recycled
	To be included in 2015-2016 AMR		
	Type and capacity of waste management facilities	To be included in 2015-2016 AMR	
	Reuse of recycled material from former building stock and other sources	To be included in 2015-2016 AMR	
Increase in number of facilities for waste processing	To be included in 2015-2016 AMR		
10	<ul style="list-style-type: none"> <li>• Have an impact on biodiversity and geodiversity?</li> <li>• Provide new creation, restoration and/or enhancement opportunities for habitats and species?</li> <li>• Prejudice future biodiversity restoration?</li> </ul>	Extent of areas of biodiversity importance (including SACs, SPA, Ramsar sites, SSSI's and SINCS)	Biodiversity and Nature Conservation
		Condition of SSSIs	Biodiversity and Nature Conservation
		Management status of SINCS	Biodiversity and Nature Conservation
		Extent and condition of priority habitats with Biodiversity Action Plans (BAPs) Trends for BAP priority species	To be included in 2015-2016 AMR
		Amount of new development in areas affected by coastal change	To be included in 2015-2016 AMR
		Projects to enable adaption to climate change	To be included in 2015-2016 AMR

Sustainability Appraisal Objective	Appraisal Criteria <i>Will the Policy / Proposal...</i>	Indicators	Relevant Section in AMR
		No increase in disturbance as a result of joint strategic approach to avoidance and mitigation of effects on European sites	To be included in 2015-2016 AMR
		Area of parks and green spaces per 1000 head of the population	To be included in 2015-2016 AMR
		Qualitative assessment of country parks	Open space and recreation
		% of the boroughs population that are within 300m or 5 minutes of accessible natural greenspace (that is 2ha or above in size)	To be included in 2015-2016 AMR
		Number of planning permissions granted on open space land for other uses	To be included in 2015-2016 AMR
11	Enhance the Borough's multifunctional green infrastructure networks.  • Help to reduce deficiencies in open space provision?  • Deliver good access to existing and/or create new green infrastructure?	GI provided/lost, including in associated with new development	To be included in 2015-2016 AMR
		Amount of land needed to rectify deficiencies in open space standards	To be included in 2015-2016 AMR
		% of green spaces managed to Green Flag Award standard	Open Space and Recreation
		% of residents that are satisfied with the quantity / quality of open space	To be included in 2015-2016 AMR
		Local 7: Number of applications refused on grounds of adverse impact on the countryside and landscape	Countryside
		Net additional dwellings outside of urban edge	To be included in 2015-2016 AMR
		Number of new buildings developed/material changes of use in the gaps	To be included in 2015-2016 AMR
		Number of schemes awarded design awards	Built Environment
12	Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.	Have an impact on landscape?	Large residential sites (10+ dwellings) post construction review assessments
		Number of developments refused on design grounds	Built Environment
		Heritage classified 'At Risk' by English Heritage	Conservation and Listed Buildings
	Achieve high quality and sustainable design for buildings, spaces and the public realm sensitive to the locality?	proportion of conservation areas covered by up-to-date appraisals (less than 5 years old)	Conservation and Listed Buildings
		% of historic gardens, landscapes and archaeological assets affected by development	Conservation and Listed Buildings
		Applications refused due to impact on historic environment	Conservation and Listed Buildings
13	Protect, enhance and manage buildings, monuments, features,	Impact on the historic environment and features and areas of archaeological importance?	Built heritage classified as 'at risk' by English Heritage
		Number of applications to conserve, enhance heritage	To be included in 2015-2016

Sustainability Appraisal Objective	Appraisal Criteria <i>Will the Policy / Proposal...</i>	Indicators	Relevant Section in AMR
sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.		asserts	AMR
		Number of applications to increase access to heritage assets	To be included in 2015-2016 AMR
	Conserve and enhance heritage assets?	Number of applications to conserve, enhance heritage asserts	To be included in 2015-2016 AMR
		Number of applications to increase access to heritage assets	To be included in 2015-2016 AMR
	Increase access to heritage assets?	Number of applications to increase access to heritage assets	To be included in 2015-2016 AMR