

## Appendix 6: Development Distributions Strategy and Principles

Extract from emerging Eastleigh Local Plan (Chapter 3: Vision, Objectives and Strategy for new development):

- 3.8 Given the relatively compact settlement pattern of the Borough, in considering the need for a significant scale of new greenfield development in the Borough the Council's decisions were informed by the following development principles<sup>1</sup>:
- a. In accordance with the provisions of the NPPF, the opportunity to deliver a substantial proportion of this new greenfield development on a new Strategic Growth Option will be explored;
    - i. based on good practice and experience elsewhere, if there is to be a single Strategic Growth Option, it should be at least 1,500 dwellings in size in order to achieve a degree of self-containment and to achieve a critical mass sufficient to deliver new infrastructure provision, for instance in the form of new road links to the strategic highway network;
    - ii. the option of identifying a Strategic Growth Option will be derived from sites and areas identified in the SLAA, assessed through the Sustainability Appraisal and sites actively promoted for such development.
  - b. Any strategic development must result in the creation of a new, sustainable, mixed use community and should demonstrate it will enable the provision of new and improved infrastructure and employment and other opportunities such as could not be provided by a series of smaller extensions to existing settlements alone;
  - c. Even if a Strategic Growth Option is pursued, smaller greenfield extensions to existing settlements will still be required in order to ensure a continuity of housing supply throughout the plan period, to provide choice and variety in the housing market in terms of the size, type, tenure, mix and location of new development and to help ensure the Council maintains a 5-year supply of housing land;
  - d. All new development should result in the creation of high quality, well-designed sustainable communities providing for a range of housing and other needs and should seek to protect the environment, in particular avoiding harm to protected environments and landscapes;
  - e. The separate identity of settlements and local communities should be safeguarded by ensuring the retention of undeveloped countryside gaps between them and avoiding decisions which would result in their coalescence;
  - f. Development should seek to maximise opportunities to improve the availability and access to community and recreation facilities and enhance the network of green infrastructure provision across the Borough;

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<sup>1</sup> Development Distribution Strategy and Principles endorsed at Cabinet on 15/12/2016

- g. New development should capitalise on opportunities to address existing deficiencies in the transport network, should not materially exacerbate problems in existing areas and where feasible should seek to encourage a modal shift away from reliance primarily on the private car;
- h. There should be no significant additional development in the Hamble peninsula because of transport constraints, minerals safeguarding and the vulnerability of the open and undeveloped countryside gaps between settlements in this area and Southampton, the outer borders of which are clearly visible from many parts of the peninsula.