

Eastleigh Borough

Local Plan Review

Issues and Options Consultation Report

June 2026



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future together

EASTLEIGH
BOROUGH COUNCIL

Issues and Options Consultation Report

Contents:

	Page numbers
Introduction	2
New Local Plan system	2
Issues and Options consultation	2
Key findings from the consultation	5
Conclusion	7
Appendices:	
Appendix A – list of organisations that responded to the Issues and Options consultation	8
Appendix B – Details of Issues and Options Consultation	10
Appendix B1 – List of documents published in Issues and Options Consultation	
Appendix B2 – Copy of questions from full and short surveys	
Appendix B3 – Example social media posts	
Appendix B4 – Published Eastleigh Borough News article	
Appendix B5 – Details of consultation events	
Appendix B6 – Example personas included as consultation materials	
Appendix B7 – Consultation flyer	
Appendix C – Detailed summary of the key themes from all representations	23

Introduction

Eastleigh Borough Council undertook an Issues and Options public consultation as part of the local plan process between 4th December 2024 and 29th January 2025. This report provides a summary of who was consulted, describes the level and type of responses received, and the main issues raised.

New Local Plan system

After undertaking the Issues and Options consultation, Central Government introduced a new system for preparing local plans. This came into effect on 25 March 2026. It requires councils to meet all the required stages (including public consultation) under this new system. As a result, the Council now needs to undertake a Scoping Consultation which is scheduled for summer 2026. The comments received from the Issue and Options consultation have provided useful insights and will form part of the background evidence to the new local plan.

Issues and Options Consultation

The Issues and Options consultation was the first stage of full public consultation on the Local Plan Review. (It was a 'regulation 18' consultation under the old local plan system). It included an initial assessment of the key issues and options for the scale and location of development as well as policy approaches. The consultation met the requirements of the planning regulations and the Council's adopted Statement of Community Involvement at that time.

The consultation comprised of a mixed-method approach with online content and in-person events. Several documents were published including the Issues and Options Consultation Document, a summary document, frequently asked questions and the supporting evidence base.

Members of the public and other stakeholders were able to respond to the consultation via the following methods:

- Online full survey (hosted on Citizen Space)
- Online short survey (hosted on Citizen Space)
- Email
- Handwritten response posted or handed to officers at consultation events

Officers organised and attended nine consultation drop-in events across the borough over the course of the consultation period. Officers also attended the Eastleigh Volunteer Fair organised by Community First. Across the ten events, officers spoke to approximately 400 people.

The Council received approximately 670 formal representations to the consultation. A breakdown of how people responded to the consultation is included below:

- 198 full survey responses
- 276 short survey responses
- 191 email responses
- 5 handwritten responses

It should be noted some individuals and organisations submitted a response using more than one method, therefore, the number of responses received is higher than the total number of individuals and organisations who responded to the consultation.

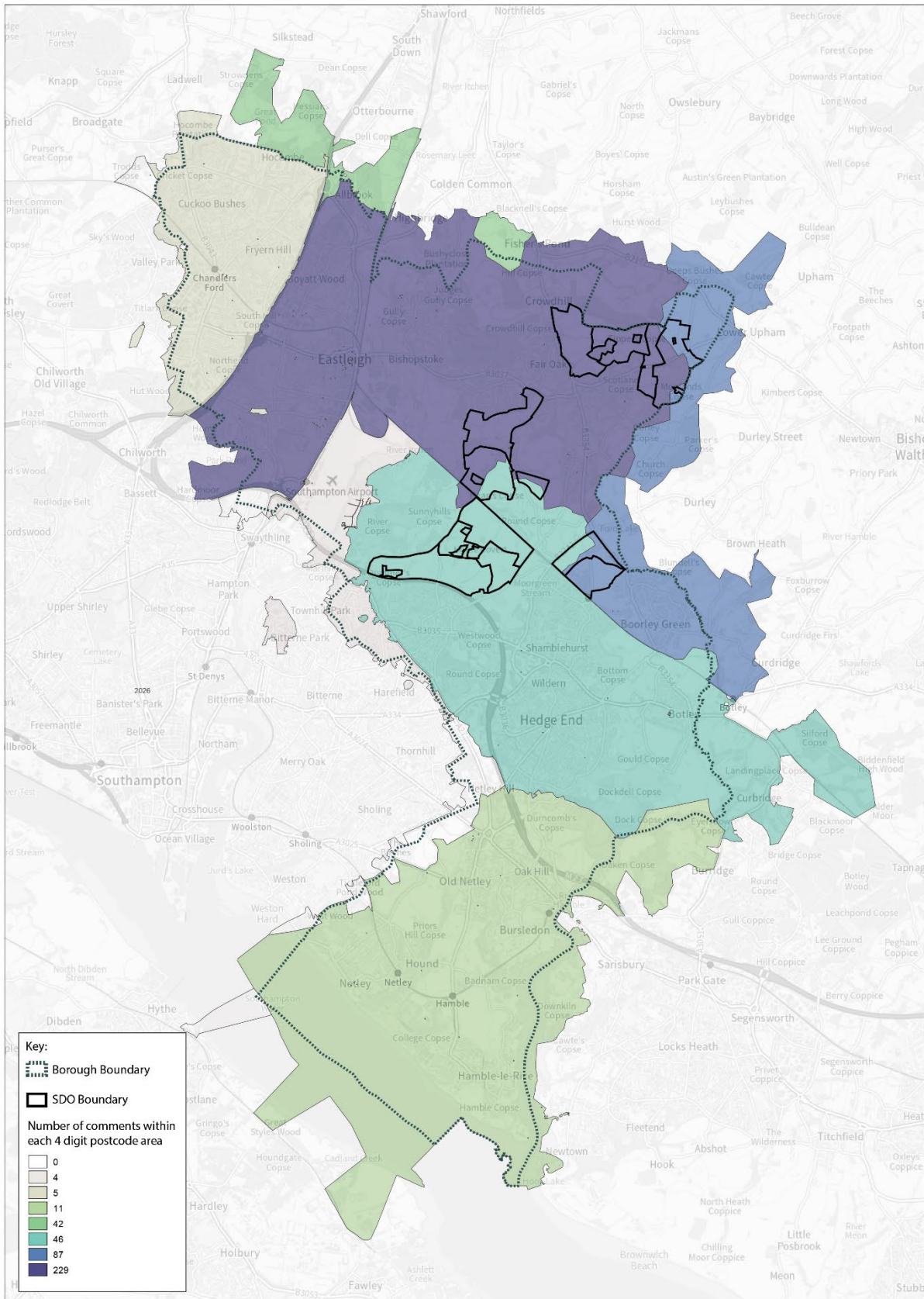
A variety of individual residents, developers, landowners, government organisations, and local community interest groups responded to the consultation. Approximately 75 organisations responded, a list is included in Appendix A.

Map 1 below shows the location of people who provided a response to the consultation and live within, or in close proximity to the borough. It includes data from those who provided their postcode in the full survey, short survey and handwritten responses (it does not cover email responses). Approximately 420 addresses are mapped. It should be noted, only the first four digits of the postcode were used to protect confidentiality.

The Council would like to thank everyone who took part in the consultation. The responses provided useful insight and will inform the Council's approach moving forward into the new Local Plan system.

Further details of the consultation methods and materials can be found in Appendix B.

Map 1 – location of consultation responses from the full survey, short survey and handwritten responses



Number of comments received based on 4 digit postcode areas

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Scale: Not to scale | Date: June 26 | Drawn: PP

Key findings from the consultation

The consultation representations received include a range of general priorities and concerns as well as detailed comments on specific sites and topics. A table is included in Appendix C which provides a detailed summary of the key themes for all the representations received via the online full survey, short survey, email and handwritten responses. This has been arranged per topic and predominantly follows the format of the online full survey.

A higher-level summary is included below which provides an overview of the themes from all 670 representations.

1. **Housing identified as an important issue by developers and individuals.** Strong views both for and against the number of new homes being considered, and possible locations of development, with the most comments received on SDO A (all options) and land behind Sovereign Drive (sites 26 and 27). These views were also reflected in the comments and ranking of the vision and objectives.
2. **Importance of considering the type of housing not just numbers.** This included meeting local housing needs, affordable housing, first time buyers, smaller homes, with high quality design, on a range of sites including small and medium sites.
3. **There is a need to consider the wider context** to reflect national policy and housing numbers, sub-regional housing need, an ageing population, climate change and changing retail habits.
4. **There is also a need to consider differences within borough,** the cumulative impact of development in Fair Oak, Horton Heath and Boorley Green areas and the lack of development options in the south of the borough. Suggestions for local policies (not covered by general policies) included specific open space improvements (Hiltingbury and Netley), wider pavements (Eastleigh), recognition of Hamble as a centre for marine and marine-related activities and a ward boundary change (Hedge End).
5. **Importance of making best use of existing land and buildings.** This includes reusing vacant employment units and locating development in existing urban areas. There were mixed views given on higher residential densities outside urban areas.
6. **There is a need to improve existing and provide new infrastructure** to support new development including healthcare, education, green spaces, utilities, and Sustainable Drainage Systems. The key issues identified for transport included congestion, public transport, walking and cycling.
7. **Importance of protecting aspects of the borough** including the protection of the countryside, existing communities, the identity of towns and villages and settlement gaps. The key issues identified for the environment included biodiversity, designated sites and the River Itchen, flooding and water supply, and the countryside.

8. **Need to review and update Local Plan current policies** to reflect changing national guidance and standards including the NPPF, Future Homes Standards, the Local Nature Recovery Strategy, Biodiversity Net Gain and increasing densities. Also to reflect local evidence such as revised settlement gaps and other boundaries. Suggestions for new policies include to respond to issues such as vacant units in Eastleigh Town Centre and an ageing population, to secure different planning obligations and a policy on street trees.
9. **There is a need for more evidence and detail to assess impact** and to set out how the approach will be implemented. Also, there were questions about the deliverability of vision and approach.

Strategic Development Options (SDOs):

10. **Concerns expressed about SDO A** include poor transport links, impact on character of Fair Oak, on the South Downs National Park, loss of countryside, infrastructure, flooding, previous deletion by Local Plan Inspector. Opposing views stated in support including as a natural extension to Fair Oak, lack of designations and opportunities to create new communities and fund infrastructure due to scale of the proposal. The full survey responses strongly disagreeing or disagreeing with the option range from over two thirds of the responses on SDO A1 (79 out of 120 responses), up to over three quarters of responses on SDO A1 - A4 (97 out of 123 responses).
11. **Concerns expressed about SDO B** include impact on existing infrastructure and lack of public transport, impact on wildlife, green space and on water and flooding, loss of settlement gap and impact on character of Bishopstoke. Opposing views stated in support including transport links and potential for public transport improvements such as a new rail station and cycleway to Eastleigh. Noted the proximity to One Horton Heath, particularly SDO B1b. The full survey responses strongly disagreeing or disagreeing with the option range from over half of the responses on SDO B1b (61 out of 117 responses), up to approximately 60% of responses on SDO B1a + B1b + B2 (70 out of 118 responses).
12. **Concerns expressed about SDO C** include a lack of infrastructure, proximity to the motorway, distance from existing centres and urban edge, loss of natural environment and impact on the River Itchen, flooding issues, urban sprawl. Opposing views stated in support including due to proximity to Southampton, potential for public transport improvements such as a new rail station and potential scale of development if developed alongside SDO B. The full survey responses strongly disagreeing or disagreeing with the option range from under half of the responses on C1 (52 out of 107 responses), up to just over half of responses on C1 – C3 (54 out of 105 responses).
13. **Concerns expressed about SDO D** include flooding, overdevelopment and cumulative impact of development, congestion, lack of infrastructure, loss of countryside, settlement gap and character. Opposing views in support stated the proximity to a rail station, sustainable links to Hedge End, local services and facilities and the lack of environmental and heritage designations. Just over half of the full survey responses strongly disagree or disagree to both option D1 (54 out of 106 responses) and option D1 + D2 (58 out of 106 responses).

Small and Medium Sites:

14. **Issues raised for small and medium sites** included site specific issues of infrastructure, environmental and heritage impacts, previous planning history, location in a settlement gap, cumulative impacts and the loss of current uses on the site. Other comments noted the advantages of specific small and medium sites, the need to allocate sites of this size to meet national policy and housing targets, and suggestions about bringing forward combinations of sites.
15. **Wider issues were identified when developing small and medium sites.** This included road safety and the need for junction improvements (Hedge End and Botley), cemetery capacity (Botley), capacity on Hamble Lane, the impact of development outside the borough (Bursledon) and flooding (Netley).

Supporting evidence:

16. **There is a need to continue to update the supporting evidence**, be clear about the methodology and address gaps in the evidence base. SDO sub areas and sites within SDOs should be assessed individually. Comments were made about individual scores and the need to take into account committed development and infrastructure.

Conclusion

The Council delivered a mixed method consultation which reached a wide audience and generated discussion. The comments received were valuable and will inform the approach to and content of the Draft Local Plan. Due to Central Government's introduction of a new local plan system, the Council is required to undertake another consultation (Scoping Consultation) which will build on and be informed by evidence including consultation responses received to date.

Appendix A – List of organisations that responded to the Issues and Options Consultation

- Abri
- Against Destructive Development
- BDW Southampton
- Bellway Homes Limited
- BJC Planning (Bryan Jezeph Consultancy Ltd)
- CCW Services Ltd
- Bluestar
- Bloor Homes
- Botley Parish Council
- Brendonclub
- Capital Trust Ltd
- Charity Guide Dogs
- Churchill Living and McCarthy & Stone
- Colden Common Parish Council
- Colten Care Limited
- CPRE Hampshire
- Croudace Homes and Highwood Strategic Land
- Durley Parish Council
- Eastleigh Borough Conservation Alliance
- Eastleigh Ramblers
- Environment Agency's
- European Property Ventures (South Hampshire) Ltd
- Exdell Management
- Fair Oak & Horton Heath Parish Council
- Fareham Borough Council
- Foreman Homes
- Gladman
- Great Oak Care Homes
- Greenacres Eastleigh
- Hallam Land
- Hamble Conservation Volunteers
- Hamble Parish Council
- Hampshire and Isle of Wight Integrated Care Board
- Hampshire County Council
- Hampshire Hospitals
- Hargreaves Management Ltd
- Highwood
- Historic England
- Home Builders Federation
- Itchen Scouts District
- JR Properties Ltd
- Mac Mic Strategic Land Limited & Hallam Land Management

- Mercury Yacht Harbour Berth Holders Association
- Miller Homes
- National Grid
- National Highways
- Natural England
- NatureSpace Partnership
- Netley Abbey Pump Track
- New Forest District Council
- New Forest National Park Authority
- NHS Property Services
- Owslebury Parish Council
- Persimmon Homes (South Coast)
- Portsmouth Water
- Redrow Homes
- RSPB
- Sennitt Planning
- Sigma Strategic Land
- South Croft House
- South Down National Park
- Southampton City Council
- Southern Strategic Land
- Southern Water
- Sport England
- St Philips Ltd
- Taylor Wimpey Strategic Land
- Telegraph Woods Nature Recovery Group
- Test Valley Borough Council
- Thakeham Homes
- The Hampshire & Isle of Wight Wildlife Trust
- The Woodland Trust
- Town Quay Developments Limited
- Upham Parish Council
- Wates Development
- Winchester City Council

Appendix B – Details of Issues and Options Consultation

The Issues and Options Consultation Document (hereafter known as the consultation document) was published on the Council's website and emails and letters were sent to the planning policy consultation database and statutory consultees notifying them of the consultation. An email was also shared with the Community First mailing list, which includes approximately 130 local organisations.

The consultation included the main consultation document and an accompanying evidence base. A summary version of the consultation document was also published to provide a more public-facing document that condensed the information into a more digestible format. The summary document can be viewed here: [issues-and-options-summary-document.pdf](#)

A full list of the documents published as part of the consultation can be viewed in Appendix B1.

Members of the public and other stakeholders were able to respond to the consultation via the following methods:

- Online full survey (hosted on Citizen Space)
- Short survey (hosted on Citizen Space)
- Email
- Handwritten response posted or handed to officers at consultation events

Printed copies of the document and response forms were also made available on request.

Copies of the full survey and shorter survey hosted on Citizen Space can be viewed in Appendix B2. The Council's social media was also used to promote the consultation and raise awareness. The posts reached over 2000 people. Appendix B3 includes screenshots of example posts.

Paper copies of the consultation document, supporting evidence, full survey and other consultation materials were available at the locations listed below:

- Bishopstoke Parish Office
- Botley Centre
- Bursledon Community Centre
- Chandlers Ford Library
- Eastleigh House
- Eastleigh Library
- Fair Oak and Horton Heath Parish Office
- Fryern Pavillion, Chandlers Ford
- Hamble Parish Office
- Hedge End Council Offices

- Hedge End Library
- Hound Parish Offices
- Netley Library
- Parish Centre, West End
- West End Library

An article promoting the consultation was included in the October 2024 edition of the Eastleigh Borough News (see Appendix B4). The Borough News is circulated to 57,000 homes across the borough. The article explained the purpose and scope of the Local Plan, the importance of the consultation, a link to the Council website for further information and a link to sign up to the Local Plan mailing list.

Consultation events

Officers organised and attended nine consultation drop-in events in numerous locations across the borough over the course of the consultation period. Officers also attended the Eastleigh Volunteer Fair organised by Community First. Across the ten events, officers spoke to approximately 400 people. A list of the events is available in Appendix B5.

The events were advertised on the Council's website and promoted on Council social media channels.

The events were held during a range of times including afternoons and evenings. Consultation materials were available to view which provided information on the proposals within the consultation document and explained how to respond to the consultation. Planning Officers were available to answer questions and printed copies of the consultation document were available to take away for those without internet access.

The consultation materials comprised the following:

- Purpose of the Local Plan
- Draft vision
- Key approaches
- Site options – including strategic development options and small and medium sites
- Information on how to respond to the consultation
- Largescale maps of the borough
- A series of example personas showing what the local plan could mean to local residents (see Appendix B6)
- A flyer detailing how to get involved with the consultation (see Appendix B7)

The consultation materials were also available to view in the foyer of Eastleigh House for the last week of the consultation.



Video

A short video was produced to support the consultation. Its purpose was to explain the importance of a local plan and promote the consultation. It featured a range of stakeholders and organisations across the borough. The video was available on the Council's webpage and on YouTube. It has been viewed approximately 1,050 times. A link to the video can be found here: [Eastleigh Borough Council - Local Plan Review - 2024](#)

Appendix B1 – List of documents published in Issues and Options Consultation

- Issues and Options Consultation Document
- Issues and Options Summary Document
- Frequently Asked Questions
- National Policy Update – 20 December 2024
- Map of Strategic Development Options
- Map of Small and Medium Site Options
- Interim Strategic Land Availability Assessment
- Interim Brownfield Potential Background Paper
- Habitats Regulations Assessment Preliminary Screening Report
- Sustainability Appraisal Scoping Report – Non-technical summary
- Sustainability Appraisal Scoping Report – main report and appendices
- Interim Sustainability Appraisal Report – Non-technical summary
- Interim Sustainability Appraisal Report – Main report and appendices
- Interim Settlement Gaps Background Paper
- Interim Biodiversity Background Paper
- Interim Landscape Background Paper

Appendix B2 – Copy of questions from full and short surveys

Full survey questions:

Question 1: Do you have any comments on the key issues we have identified? Are there any other key issues we should consider?

Question 2: What are your views on the draft vision we have suggested for the Local Plan review? (Strongly agree – disagree)

Question 3: Do you have any comments on how this vision could be changed?

Question 4: What are your views on the objectives we have suggested for the plan? (Strongly agree – disagree)

Question 5: Do you have any comments on these objectives? Should any be changed / added / deleted?

Question 6: Which of the following objectives are the most important to you? (Please rank each from 1 for not important to 5 for very important)

Key approach 1 Climate change, biodiversity, the countryside and green space

- Question 7: What is your view on our suggested overall approach? (Strongly agree through to strongly disagree)
- Question 8: Do you have any comments on this approach?

Key approach 2 Creating communities

- Question 9: What is your view on our suggested overall approach? (Strongly agree through to strongly disagree)
- Question 10: Do you have any comments on this approach?

Key approach 3 Optimising the use of land

- Question 11: What is your view on our suggested overall approach? (Strongly agree through to strongly disagree)
- Question 12: Do you have any comments on this approach?

Key approach 4 and 4a Approach to town, district, local and neighbourhood centres

- Question 13: What is your view on our suggested overall approach? (Strongly agree through to strongly disagree)
- Question 14: Do you have any comments on this approach?

Eastleigh Town Centre

- Question 15: What is your view on our suggested overall approach? (Strongly agree through to strongly disagree)
- Question 16: Do you have any comments on this approach?

Key approach 5 Need for development

- Question 17: What is your view on our suggested overall approach? (Strongly agree through to strongly disagree)
- Question 18: Do you have any comments on this approach?

Need for new business space

- Question 19: What is your view on our suggested overall approach? (Strongly agree through to strongly disagree)
- Question 20: Do you have any comments on this approach?

Key approach 6 Development in urban areas

- Question 21: What is your view on our suggested overall approach? (Strongly agree through to strongly disagree)
- Question 22: Do you have any comments on this approach?

Key approach 7 Development on greenfield sites

- Question 23: What is your view on our suggested overall approach? (Strongly agree through to strongly disagree)
- Question 24: Do you have any comments on this approach?

Type of Greenfield Development: Major New Communities and / or Smaller Sites

- Question 25: What is your view on our suggested overall approach? (Strongly agree through to strongly disagree)
- Question 26: Do you have any comments on this approach?
- Question 27: Which types of new infrastructure and improvements should be secured alongside new development?

Question 28: What are your views on developing all or part of SDO A? (Strongly agree through to strongly disagree)

Question 29: Do you have any comments on developing SDO A or any part of SDO A?

Question 30: Which infrastructure improvements would be needed if SDO A or any part of SDO A were developed?

Question 31: What are your views on developing all or part of SDO B? (Strongly agree through to strongly disagree)

Question 32: Do you have any comments on developing SDO B or any part of SDO B?

Question 33: Which infrastructure improvements would be needed if SDO B or any part of SDO B were developed?

Question 34: What are your views on developing all or part of SDO C? (Strongly agree through to strongly disagree)

Question 35: Do you have any comments on developing SDO C or any part of SDO C?

Question 36: Which infrastructure improvements would be needed if SDO C or any part of SDO C were developed?

Question 37: What are your views on developing all or part of SDO D? (Strongly agree through to strongly disagree)

Question 38: Do you have any comments on developing SDO D or any part of SDO D?

Question 39: Which infrastructure improvements would be needed if SDO D or any part of SDO D were developed?

Key approach 8: Greenfield sites - Small and Medium Site Options

- Question 40: Do you have any comments on developing any of the small and medium site options? (Strongly agree through to strongly disagree)
- Question 41: Which infrastructure improvements would be needed if any of these sites were to be developed?
- Question 42: Do you have any comments on developing the 2 sites proposed more recently?
- Question 43: Which infrastructure improvements would be needed if either of these sites were to be developed?

Question 44: Are there any other sites which should be considered for development which have not currently been identified by developers / landowners or the Council? If so, please include the name(s) below and fill out a Call for Sites form?

Key approach 9: policy updates

- Question 45: Do you agree that the policies we have listed are the ones that need updating? (Strongly agree – disagree)
- Question 46: Do you think any of these policies do not need updating, or should be updated in a different way?
- Question 47: Do you think any other policies in the adopted local plan need to be updated, and if so, how?
- Question 48: Do you think the local plan should include any other policies not already covered?
- Question 49: Do you have any specific policy wording to propose in relation to any of the above answers?

Question 50: Do you consider that your Parish or local area needs particular local policies to cover any unique circumstances in your area?

Question 51: Are there other issues we should consider as we prepare the plan? Do you have any other comments?

Short survey questions:

- What are the key issues that you want the plan to address, and how?
- We won't be able to build all the new homes we need within urban areas.
Where should we develop greenfield sites and why?
- What do you think we should prioritise when planning new developments?
- Do you have any wider comments on the plan?

Appendix B3 – Example social media posts

 **Eastleigh Borough Council** @EastleighBC · Jan 23, 2025

📢 Times running out to have your say on our Local Plan Review! 🏡🌿

Share your views on how we plan for development, protect the environment, and tackle climate change over the next 20 years.

Consultation closes 29 Jan 2025 - Take the survey eastleigh.gov.uk/latest-news/co...



The poster features a blue speech bubble on the left containing the text 'We want to hear your views'. Below the speech bubble is an illustration of a house, a tree, and a person on a bicycle. On the right, the text reads 'Eastleigh Borough Local Plan Review' in a mix of bold sans-serif and script fonts. Below this, the dates 'Wednesday 4 December 2024 - Wednesday 29 January 2025' are listed. A small video player icon with '0:36' is visible in the bottom left corner of the poster.

🔄 You reposted

 **James Strachan** @strachan_j · Dec 11, 2024

If you're interested in the @EastleighBC Local Plan review there are nine public consultation sessions open to all. Just chatted to staff at Pilands Wood Centre in #Bursledon, they'd love to see you till 8pm tonight! Good chance to have your say on the future of the borough.

We are at the first stage of public consultation on the Local Plan Review. There will be nine drop-in sessions across the Borough where you can look at the proposals and speak to members of the Borough planning team. Come along to find out more and have your say on Eastleigh Borough's future growth up to 2044.

Thursday 5 December 4.30pm - 8.30pm St Edward's Church, 1 Grange Road, Netley SO31 5FD	Wednesday 8 January 3.30pm - 7.30pm Boorley Green Sports Pavilion, Boorley Green , SO32 2TG
Wednesday 11 December 4pm - 8pm The Pilands Wood Centre, Chamberlayne Road, Bursledon SO31 8DT	Monday 13 January 3.30pm - 7.30pm Village Hall (Grace Mears Room), Shorts Road, Fair Oak , SO50 7EJ
Thursday 12 December 3.30pm - 7.30pm Hamble Village Men's Club Hall, 2-4 High Street, Hamble-le-Rice , SO31 4JE	Thursday 16 January 4pm - 8pm Bishopstoke Community Centre, Church Road, Bishopstoke , SO50 6DI
Monday 16 December 3.30pm - 7.30pm St James' Church, Church Hill, West End , SO30 3AT	Monday 20 January 3.30pm - 7.30pm Eastleigh House, Upper Market Street, Eastleigh , SO50 9YN
Tuesday 7 January 3.30pm - 7.30pm Underhill Centre, St John's Road, Hedge End , SO30 4AF	

Scan the QR code to find out more and have your say, or visit eastleigh.gov.uk/localplanreview

Let's shape our future together





Help shape the future of the Borough



Local people are being invited to have their say on the future of the Borough when the public consultation on the new Eastleigh Borough Local Plan Review gets underway in early December 2024.

The Local Plan Review will identify how much development we need in the next twenty years and where it should go. It will also include policies to:

- Protect the environment
- Respond to climate change
- Create a strong and sustainable economy
- Create communities with the facilities that people need (e.g. schools, health, green spaces)
- Deliver infrastructure in the right locations
- Protect the distinct identity of towns and villages to prevent urban sprawl; and
- Deliver a range of affordable, quality homes that meet community needs.

We want to understand your views on the key issues now, and in the future, including

where we should locate development, and how our existing policies need to change.

A lot has changed since we prepared the last Local Plan including the Covid-19 pandemic. For example, the pandemic impacted how we work and what we want from our green spaces and town centres.

This is the first stage of public consultation on the Local Plan Review. No decisions have been made about the location of future development, and this is an important opportunity for local people to let us know their views to help shape the future of the Borough.

There will be a series of drop-in events across the Borough during the consultation. At these events, the planning team will be available to answer questions on the Local Plan Review and consultation materials will be on display.

Stay up-to-date – simply scan the QR code below to sign up to our mailing list to keep updated on the consultation and events.

eastleigh.gov.uk/local-plan-2024



Appendix B5 – Details of consultation events

Date:	Venue:	Event time:	Approximate number of attendees:
Thursday 5 th December 2024	Netley , St Edwards Church, 1 Grange Road, SO31 5FF	16.30 – 20.30	20
Wednesday 11 th December 2024	Bursledon , Pilands Wood Community Centre, Chamberlayne Road, SO31 8DT	16.00 – 20.00	20
Thursday 12 th December 2024	Hamble , Hamble Village Memorial Hall, 2-4 High Street, SO31 4JE	15.30 – 19.30	25
Monday 16 th December 2024	West End , St James Church	15.30 – 19.30	30
Tuesday 7 th January 2025	Hedge End , St Johns Underhill Centre, Downstairs Meeting Area, 76 St Johns Road, SO30 4AF	15.30 – 19.30	30
Wednesday 8 th January 2025	Boorley Park , Pavilion Room, Wallace Avenue, Boorley Green, SO32 2TG	15.30 – 19.30	25
Monday 13 th January 2025	Fair Oak , Fair Oak Village Hall (Grace Mears Room), Shorts Road, SO50 7EJ	15.30 – 19.30	130
Thursday 16 th January 2025	Bishopstoke , Community Centre, Main Hall, Sydney Road, SO50 6DJ	16.00 – 20.00	70
Monday 20 th January 2025	Eastleigh , Eastleigh House, Café, SO50 9YN	15.30 – 19.30	22
Thursday 23 rd January 2025	Eastleigh , Wide Lane Sports Ground, SO50 5PE	16.00 – 19.00	30

Appendix B6 – Example personas included as consultation materials at consultation events

Chris
from Bolley

Eastleigh Borough
Local Plan Review

Chris is:

- 63 years old
- Looking to retire soon
- Lives with her partner
- A keen bird watcher and walker, likes to access the River Hamble estuary and woodland

To Chris, the Local Plan could mean:

- Maintaining the local heritage and identity of the village
- Improved pedestrian experience around her local high street
- Protection of the countryside she enjoys
- Improved access to clubs to join in her retirement

Scan the QR code to find out more and have your say, or visit eastleigh.gov.uk/localplanreview

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Mandy & Robert
from Bishopstoke

Eastleigh Borough
Local Plan Review

Mandy and Robert are:

- Aged 53 and 49 years old
- Living in Bishopstoke and have done all their life
- Working in Eastleigh
- Parents to two children who have recently moved out to study at university
- Looking to downsize to a smaller property
- Enjoy fishing at Stoneham Lakes

To Mandy and Robert, the Local Plan could mean:

- A range of excellent quality homes in the area with wheelchair accessibility
- More businesses to allow their children to stay in the local area and find jobs in their chosen field
- Better accessibility around the village centre so Mandy can move around town safely
- Improved access to green spaces

Scan the QR code to find out more and have your say, or visit eastleigh.gov.uk/localplanreview

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Saeed & Sarah
from Hamble

Eastleigh Borough
Local Plan Review

Saeed and Sarah are:

- Aged 27 and 31 years old expecting their second child
- Looking to buy their first home in the Borough
- A one car household
- Both commuting to other parts of south Hampshire for work

To Saeed and Sarah, the Local Plan could mean:

- More high-quality housing making them more likely to find a home and stay in the Borough
- Good locally accessible health services
- Additional local nurseries and schools
- Improved train / bus service enabling Saeed to use the bus to commute and for them to stay a one-car household

Scan the QR code to find out more and have your say, or visit eastleigh.gov.uk/localplanreview

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Tom
from Eastleigh

Eastleigh Borough
Local Plan Review

Tom is:

- 12 years old
- Studying at secondary school
- Enjoys swimming at Places Leisure and playing basketball
- Living near Eastleigh town centre with his mum and grandparents.

To Tom, the Local Plan could mean:

- Improved leisure facilities
- Accessible parks and green spaces to spend time with friends
- Having local youth clubs nearby
- More safe cycle paths and improved air quality for Tom's journey to school

Scan the QR code to find out more and have your say, or visit eastleigh.gov.uk/localplanreview

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Appendix B7 – Consultation flyer



Consultation begins

4 December 2024 - 29 January 2025



Scan the QR code to find out more and have your say, or visit eastleigh.gov.uk/localplan

Let's shape our future together



We are at the first stage of public consultation on the Local Plan Review. There will be nine drop-in sessions across the Borough where you can look at the proposals and speak to members of the planning team. Come along to find out more and have your say on Eastleigh Borough's future growth up to 2044.

Thursday 5 December

4.30pm - 8.30pm

St Edward's Church, 1 Grange Road, Netley SO31 5FD

Wednesday 11 December

4pm - 8pm

The Pilands Wood Centre, Chamberlayne Road, Bursledon SO31 8DT

Thursday 12 December

3.30pm - 7.30pm

Hamble Village Memorial Hall, 2-4 High Street, Hamble-le-Rice, SO31 4JE

Monday 16 December

3.30pm - 7.30pm

West End Parish Centre, Chapel Road, West End, SO30 3FE

Tuesday 7 January

3.30pm - 7.30pm

Underhill Centre, St John's Road, Hedge End, SO30 4AF

Wednesday 8 January

3.30pm - 7.30pm

Boorley Green Sports Pavilion, Boorley Green, SO32 2TG

Monday 13 January

3.30pm - 7.30pm

Village Hall (Grace Mears Room), Shorts Road, Fair Oak, SO50 7EJ

Thursday 16 January

4pm - 8pm

Bishopstoke Community Association Community Centre, Church Road, Bishopstoke, SO50 6DJ

Monday 20 January

3.30pm - 7.30pm

Eastleigh House, Upper Market Street, Eastleigh, SO50 9FD



Scan the QR code to find out more and have your say, or visit eastleigh.gov.uk/localplan

Let's shape our future together



Appendix C - Detailed summary of the key themes from all representations

The consultation responses are summarised based on sections and questions in the Issues and Options consultation document (December 2024). This includes multiple choice responses from strongly agree to strongly disagree to the question asked.

Where possible, responses covering the same issues were collated. The tables note responses from specific consultation bodies and developers but do not name individuals. Please note that there is considerable overlap between sections.

Topic:	Question:	Page:
Key issues	Q1	25
Vision	Q2 & 3	41
Objectives	Q4 & 5	49
Objectives rank	Q6	59
Key approach 1 – Climate change, biodiversity, the countryside and green spaces	Q7 & 8	66
Key approach 2 – Creating communities	Q9 & 10	74
Key approach 3 – Optimising use of land	Q11 & 12	81
Key approach 4 – Approach to town, district, local and neighbourhood centres	Q13 & 14	84
Key approach 4a – Approach in Eastleigh town centre	Q15 & 16	88
Key approach 5 – Need for development	Q17 – 20	91
Key approach 6 – Maximising development in urban areas	Q21 & 22	98
Key approach 7 – New homes and community facilities on greenfield sites	Q23 & 24	102
Key approach 7 - New business space on green field sites	Q23 & 24	107
Key approach 8 – Type of greenfield development	Q25 & 26	109
Key approach 8 – Infrastructure for greenfield sites	Q27	114
Strategic Development Option A: North East of Fair Oak	Q28 & 29	118
Strategic Development Option A Infrastructure	Q30	127
Strategic Development Option B: South of Bishopstoke	Q31 & 32	129
Strategic Development Option B Infrastructure	Q33	136

Strategic Development Option C: North of West End	Q34 & 35	138
Strategic Development Option C Infrastructure	Q36	145
Strategic Development Option D: North of Hedge End	Q37 & 38	147
Strategic Development Option D Infrastructure	Q39	153
Small and medium site options	Q40 & 41	155
Small and medium sites – late sites	Q42 & 43	185
Small and medium sites – additional sites	Q44	188
Key approach 9 – Adopted Local Plan policies	Q45 - 49	189
Parish and Local Area Needs	Q50	201
Other comments	Q51	204
Supporting assessments	Q52	207

Key issues

Question 1: Do you have any comments on the key issues we have identified? Are there any other key issues we should consider?

(NB. summary of comments split by key issues, followed by general / other comments)

Number of responses	Summary of responses
	Key issue – Housing
BJC Planning	Agrees with the key issues identified. States housing is particularly important. Suggests self and custom build housing is referenced.
Test Valley Borough Council	Note the proposal to provide a sufficient quantity and mix of housing to meet identified needs, including affordable and specialist needs and unmet needs of the Southampton Housing Market Area
19 responses including Home builders Federation, Capital Trust, Barratt David Wilson Homes, Highwood (Chickenhall, Winchester Rd, Mallards) Persimmon Homes, Bloor Homes (Holly Tree Farm, Maddoxford Farm, south of Maddoxford Lane, south of Mortimers Lane, west of Tollbar Way), Miller Homes, Thakeham (Allington), Wiseman family, Sigma Strategic Land and Foreman Homes	Agree with the key issues identified and that Eastleigh Borough Council will need to consider unmet housing needs in the Southampton housing market area/context of the PfSH Spatial Position Statement 2023. Recommends consideration is given to how housing can be delivered early in the plan period.
Mac Mic	Agree with all issues, particularly housing. However significant needs shouldn't just be "considered", the NPPF states as a minimum should meet own needs.
4 responses including Durley Parish Council and Upham Parish Council	States meeting housing demand is the fundamental priority.

Number of responses	Summary of responses
18 responses including Twyford Parish Council and Upham Parish Council	Support for high quality new development being built at scale and high density. Some state houses should be of 1-2 bedrooms to provide options for downsizing and starter homes.
3 responses including Colten Care Limited	Highlights the ageing population as a key issue.
Fareham Borough Council	Welcome positive approach in the Issues and Options consultation to identifying further potential sites for development to reflect the increased need for new homes.
Winchester City Council	Considers the Statement of Common Ground dated August 2024 remains a reasonable summary of the cross-boundary planning issues. Notes the NPPF revisions, including the revised standard methodology for housing need, will need to be addressed in the emerging Plan. Encourage Eastleigh to explore what level of housing could be sustainably delivered in the borough, given the recognised unmet need arising elsewhere in the Partnership for South Hampshire area and the implications of the updated NPPF in terms of the increase in housing numbers in the PfSH area.
5 responses	Calls to use empty properties in the borough.
1 response	Development should be evenly distributed across the borough.
111 responses including Abri, Miller Homes, Twyford Parish Council, Upham Parish Council, Fair Oak and Horton Heath Parish Council, Tim Browning and Davies family	States housing should meet local need and providing genuinely affordable homes is a key issue that needs to be addressed. Some state support for smaller homes and more efficient use of land.
5 responses	A key issue is ensuring homes built meet local demand rather than houses that are profitable for developers.
4 responses including Hamble Parish Council, Capital Trust and Tim Browning	<p>Recommends consultation include discussion of specialist housing requirements, particularly the need for elderly persons accommodation.</p> <p>Advocates role that small and medium sites can play, especially to boost housing supply early in the Plan Period.</p>
Exdell	Housing demands are generated by a range of types of housing, not just affordability.

Number of responses	Summary of responses
4 responses (Miller, Thakeham)	The updated SM LHN figure of 922 dwellings per annum (dpa) should be used going forward to determine the minimum number of homes needed and to identify the housing requirement for the borough.
Wiseman Family	Areas around existing settlements should be prioritised, and LP should consider higher growth scenarios and not the “do minimum”.
National Highways	Consider proposals in relation to cumulative impacts from already proposed development on the strategic road network and secure appropriate package of mitigation to avoid any material increase in traffic on the SRN and its junctions. SRN improvements are a last resort.
1 response (Southern Strategic Land)	Support increase in housing and land around settlements should be prioritised over agriculture/countryside retention.
CPRE Hampshire	States a strategic approach to new development is required to ensure it is built at scale, sustainable, with public transport infrastructure and green spaces and community facilities.
Botley Parish Council	State local housing needs assessment needed to ensure the right housing mix and type is forecasted and planned accordingly. State co-housing for elderly residents is needed.
1 response	Delivery of new housing in a timely manner to achieve 5-year housing land supply and protect speculative development.
1 response	Not in support of meeting the unmet housing need of neighbouring authorities.
1 response	States importance of evidence to show the sites selected are the most suitable.
	Key issue – Business
2 responses including CCW Services Ltd	Supports securing land for business being identified as a key issue.
1 response	Not in support of providing land for additional businesses.
1 response	There are multiple vacant units in Eastleigh and Winchester. Local businesses report that rents on these properties are unsustainable. Rather than building new, efforts should focus on optimising the use of these existing spaces.
1 response	Suggests an additional key issue is included which covers the impact new development has on existing businesses.

Number of responses	Summary of responses
3 responses Hampshire Hospitals NHS FT and Miller Homes	Logical to focus development in existing urban areas where possible and providing new homes close to facilities (including local community health facilities) with sustainable transport options. Developer contributions required to support new healthcare provision.
Exdell	Should also support existing businesses with flexibility to support growth / adaption on existing sites
Mac Mic	Agree. SDOC can provide new employment and connect with existing employment, particularly in Southampton.
2 responses	Support for businesses on high streets.
	Key issue – Climate change
99 responses including Durley Parish Council, Twyford Parish Council and Fair Oak and Horton Heath Parish Council	States public transport / active travel is a key issue and stated the following: <ul style="list-style-type: none"> • Public transport should be improved • Support encouraging use of sustainable transport options including walking and cycling • Development should be located near public transport routes • Some state it is unrealistic to rely on people using sustainable transport options
6 responses including Tim Browning	Strongly support the Council's emphasis on addressing climate change through sustainable development.
Hampshire Hospitals NHS FT	Trust's Green Plan and own monitoring supports objectives
Southern Water	Local plan has key role in ensuring that new development is designed to be water efficient and should aim for maximum water capacity use of 100 litres/person/day
3 x Thakeham (Allington)	Do not consider climate change to be key issue but would be met through good design.
Mac Mic	(Promoters of SDO C) note that parts of SDO B are committed for solar farms
CPRE Hampshire	Increase proximity to existing and future rail services to achieve net zero, reduce car dependency and emissions.
Botley Parish Council	Key issues are well captured but a more systems-based approach would create better outcomes. For instance, improving resilience to a warming climate whilst protecting from flood risk and not adding surface run off locally.

Number of responses	Summary of responses
	Key issue – Congestion / air quality
23 responses including Colden Common Parish Council and Twyford Parish Council	Agree congestion and air quality are key issues. States development should be confined to areas which are most sustainable considering the cumulative effects of already approved developments. States water resource, quality, flooding and nutrients are also a key issue.
Southern Planning Practice	States that the existing road network needs to be improved to allow for sufficient growth and to ease current traffic congestion at peak times.
National Highways	Proposed new growth will need to be considered in context of the cumulative impact from already proposed development on the strategic road network.
Hampshire Hospitals NHS FT	Support improvements to air quality which causes significant health challenges. Sustainable transport to access health services supported by car sharing, travel plans and travel information packs. HCC LTP4 supports sustainable transport objective
67 responses including Owslebury Parish Council, Durley Parish Council and Upham Parish Council	Agrees traffic congestion and transport infrastructure are key issues that should be addressed.
HIWWT	We welcome several of the key issues identified in the Local Plan, including congestion / air quality. Many of these key challenges can be effectively addressed through the prioritisation and implementation of nature-based solutions across the borough.
Mac Mic	SDO C has clear advantages for sustainable transport – can provide new bus corridor
Botley Parish Council	Transport infrastructure supporting more inter-modal transport and prioritisation of active travel, all requires significant investment to ensure continued flow and inter-regional connectivity is not further compromised.
1 response	Concerns the Issues and Options document understates the importance of reducing traffic congestion and the difficulty of resolving this issue.
	Key issue – Flood risk
69 responses	States flooding is a key issue in the borough and development should not be built on floodplains.
Southern Water	Stressed the need for Sustainable Drainage Systems (SuDS) and recommended policy text.

Number of responses	Summary of responses
HIWWT	<p>We recommend an addition to Climate Change and Environmental Resources (e), to explicitly recognise the opportunities for nature-based solutions to flooding. These include SuDS, the protection/creation of green spaces and the recovery of keystone species, such as the Eurasian Beaver, which can slow river flows during storm events.</p> <p>A well-functioning floodplain and associated habitats are integral to the sustainable management of water resources, water quality, flooding and building in climate resilience, particularly in the face of climate change, extreme weather and sea level rise. Where development in a riparian setting is fundamentally unavoidable, we suggest the following wording:</p> <p>1) Development that is within or adjacent to river corridors and their tributaries will be required to conserve and enhance:</p> <p>The natural characteristics of the river, its springs, headwaters and associated species</p> <p>A) Water sources and water quality</p> <p>B) The river corridor’s ecosystem, geodiversity and ecological connectivity</p> <p>C) The natural functioning of the river through the seasons</p> <p>This should take into account:</p> <p>A) The local biodiversity and geology;</p> <p>B) Natural Buffers (minimum 20m) to prevent incidents of polluting run-off and protect biodiversity;</p> <p>C) Increased public access to the river corridor and the associated impacts of this increase;</p> <p>D) Marginal vegetation and the ecological value of the area including its role as an ecological network;</p> <p>E) Aquatic and riparian vegetation of the river environment;</p> <p>F) The varying size and associated habitats within a corridor which, in order to avoid uncertainty, are defined as the habitats immediately surrounding the waterbody that contributes toward its character and ecology including but not exhaustively flood plains, water meadows, wet woodland, reedbeds, fens, mires, bankside vegetation and other smaller waterbodies within close proximity and/or sharing the same topography and geology.</p> <p>We recommend a minimum buffer zone of 20 metres near rivers, to prevent incidents of polluting run-off and protect biodiversity. When development sites are adjacent to protected</p>

Number of responses	Summary of responses
	or vulnerable habitat sites, such as chalk streams, we recommend a 50-100 metre 'no development' buffer zone, in line with Natural England guidance for sensitive sites
Environment Agency	<p>States flood risk is a key consideration, and the following should be considered:</p> <ul style="list-style-type: none"> • Flood risk is a key consideration during the present day and with an appropriate climate change allowance. • All allocations should be on a risk-based approach and ensure development is directed away from areas at highest risk. • Sites should not be allocated in flood risk areas if there are other sites available with a lower risk of flooding. Where sites have to be allocated in flood zones 2 and 3, robust evidence should be provided. • The sequential tests and exceptions tests must be applied on all sites at the earliest possible stage. They should take into account climate change allowances, cumulative impacts and local areas susceptible to flooding. • The Local Plan should embrace opportunities for new development to reduce the causes and impacts of flooding e.g. allocating land for green infrastructure and Natural Flood Management techniques as part of an integrated approach to flood risk management. • An undeveloped buffer around main rivers is required. • Any proposed river crossings need to be wide, clear span structures to ensure that flood water conveyance is not impeded and to protect habitats. • All the issues above should be taken into account when assessing the quantum of development that could be accommodated within each option and should also include an allowance for climate change.
	Key issue – Countryside
46 responses including Durley Parish Council and Upham Parish Council	States protecting the identity of towns and villages through settlement gaps is a key issue.

Number of responses	Summary of responses
112 responses including Twyford Parish Council, Upham Parish Council, Fair Oak and Horton Heath Parish Council	States development should be focussed on brownfield land wherever possible. Some not in support of any development on greenfield land.
Bloor Homes Ltd	Support review of existing settlement gap policies.
Barratt David Wilson	Strategic local gap assessment needed to ensure growth can be accommodated in most sustainable locations achieving a balanced distribution.
Exdell	Agree is a key issue but housing and economic uses can be accommodated without detrimental effect. Should support appropriate growth / intensification / expansion which doesn't compromise integrity of countryside.
Mac Mic	States SDO C will have no impact on designated gaps or on the South Downs.
CPRE Hampshire and 1 other	Reduce impact on the South Downs National Park and countryside. Support a south Hampshire Green Belt to enable separation of the urban and rural areas.
	Key issue – Biodiversity
137 responses including Durley Parish Council, Botley Parish Council, Upham Parish Council and Twyford Parish Council	States protection of the environment is a key issue that needs to be addressed in the borough, including: <ul style="list-style-type: none"> • Climate change • Loss of green space / countryside (including designated sites) • Biodiversity loss • Air quality and pollution • Water quality and SuDS • Sustainable development should be delivered • Loss of agricultural land
Barrat David Wilson	Reference should be made to a strategic approach to nutrient mitigation and working with statutory providers to ensure sufficient waste-water treatment capacity to accommodate growth

Number of responses	Summary of responses
HIWWT	Protecting high environmental value urban/brown field sites from new development will prevent a net loss of biodiversity, in line with the enhanced obligations placed on Local Authorities under the Environment Act. Similarly, high environmental value green field sites should not be brought forward for development. The development of these sites must not undermine the strategic priorities for nature's recovery as identified by the forthcoming Local Nature Recovery Strategy (LNRS) for Hampshire. The Local Plan should be strengthened to ensure that no green field sites of high value for nature's recovery are released for development.
3 xThakeham (Allington)	Do not consider biodiversity to be key issue but would be met through good design.
Environment Agency	<ul style="list-style-type: none"> • Local Plan should ensure development allocations do not have an adverse impact on the integrity of designated sites. • Habitats Regulation Assessment and Sustainability Appraisal should consider proposed allocations are close internationally designated sites. • Suggest the plan identifies opportunities to create new habitats e.g. green and blue infrastructure, sustainable drainage solutions, flood alleviation, recreational opportunities and natural flood management. States this could help deliver the emerging Local Nature Recovery Strategy for Hampshire. • Welcome acknowledgement Biodiversity Net Gain will need to be included in an updated plan policy due to changes introduced in the Environment Act 2021

Number of responses	Summary of responses
Hampshire Swifts	<p>The biodiversity objectives are welcome, but the Local Plan currently overlooks the biodiversity which inhabits buildings, for example the endangered bird species such as Swifts, House Sparrows, House Martins, which are overlooked also by the DEFRA biodiversity net gain metric. The following text should be added to any biodiversity policy code:</p> <p><i>Swift bricks are a universal nest break for small bird species and should be installed in all new- build developments including extensions, in accordance with best practise guidance such as BS 42021. Swift bricks are a better option than external boxes due to their long lifespan, no maintenance, improved thermal regulation, and aesthetic integration. Artificial nest cups for House Martins may be proposed instead of swift bricks where an ecologist specifically recommends it.</i></p> <p>Please also consider adding the following:</p> <p>Existing nest sites for Swifts and House Martins should also be protected and retained, as these are not given any value by the DEFRA biodiversity metric. They are an endangered species, which return to traditional nest sites year after year and find it difficult to locate a new site if they lose it. The RSPB Swift-mapper website demonstrates that they are recorded nesting throughout this part of Hampshire. Other birds which will inhabit swift bricks are also present, such as house sparrows. Other local authorities are bringing through policies which support Swift breaks, such as Wiltshire regulation 19, which requires 2 swift bricks per dwelling, as in Policy 88 of their Local Plan. Also NPPG Natural Environment 2019 paragraph 023 which refers to the value of swift bricks</p>
	<p>Key issue – ‘Schools / Health / Community Facilities’ (Infrastructure):</p>

Number of responses	Summary of responses
281 responses including Twyford Parish Council, Upham Parish Council and Fair Oak and Horton Heath Parish Council	<p>Highlight infrastructure as a key issue. The following points were made:</p> <ul style="list-style-type: none"> • Calls for the Local Plan to provide further guidance on infrastructure to support new development • Concern existing infrastructure is insufficient including, schools, health facilities, green spaces, shops, utilities and road network • Calls for infrastructure to ease traffic congestion • Concerns recent developments haven't delivered infrastructure • Calls for infrastructure to be accessible via public transport
NHSPS	Healthcare provision should be a priority. Health estate must be supported to develop, modernise or be protected in line with integrated NHS strategies.
H & IoW Integrated Care Board	Set out that the pressures on health, particularly on GPs, is continuing to grow, currently across Eastleigh borough, registered patients outstrip available capacity by a ratio of 3:2
4 responses (Bellway and Bloor Homes (Holly Tree Farm, Maddoxford Farm, south of Maddoxford Lane)	In addition to health facilities, should consider healthy communities.
Persimmon Homes and 1 other	Highlights the importance of making best use of existing infrastructure, such as railway stations and existing recreation infrastructure and for new developments to improve and enhance infrastructure to achieve carbon emission reductions and make most efficient use of resources.
Sport England	States issues raised in Eastleigh Borough Council's Playing Pitch Strategy and Built Facilities Strategies should be included. Notes increased housing targets will increase future needs on sports provision. Recommend a review of the strategies to consider if they should be updated in line with housing growth targets.
Hampshire Hospitals NHS FT	<p>Trust fully supportive of provision of health facilities as part of planning for new developments and seek collaborative working.</p> <p>Access to the countryside important for range of health benefits (mental, physical, better sleep) and educational element for children – this should be a clearer objective in regard to access to the countryside.</p>

Number of responses	Summary of responses
Hampshire County Council	<ul style="list-style-type: none"> • Health and well-being should be a standalone key issue. The NPPF recognises this as a key issue. • Access to green / blue infrastructure and addressing noise are important for health. • Health data should be provided in the characteristics of the borough.
3 x Thakeham (Allington)	Do not consider community facilities to be key issue but would be met through good design.
Botley Parish Council	Improved access to health services for a growing elderly population is required.
	Key issue – ‘Demand on land’
2 responses	States the need for land for agricultural use is equally important as land needed for housing and employment uses. States impact of construction on existing residents is a key issue.
Tim Browning	Welcome the need to balance competing land use demands that highlights the importance of making the best use of suitable and sustainable sites and sustainable locations including settlements like Boorley Green.
Upham Parish Council	States land should be used effectively by developing at high densities and ensuring open spaces have multiple functions (e.g. leisure, recreation, biodiversity, settlement gaps, access).
	Key issue – ‘Urban Areas / Settlement Centres’
1 response from Southern Planning Practice	States the council should be identifying opportunities for further community facilities in settlements which are growing to ensure their longevity and enable communities to grow and thrive.
Barratt David Wilson	Issue should be broadened to accommodate local housing need in accordance with the settlement hierarchy including proportionate growth for Tier 3 settlements including Bursledon

Number of responses	Summary of responses
Bloor Homes Ltd (west of Tollbar Way)	Need to consider the cumulative implications of densification and locating development in settlements including impacts on character, infrastructure and other impacts. Suggest undertaking an urban capacity study to look in detail on a site-by-site basis.
Mac Mic	Agree with emphasis on urban land but also that SDOs will be needed to provide housing / infrastructure needed.
	Additional key issues:
Historic England	<p>Recommends coastal erosion merits further consideration within the Local Plan. States the iron age earthworks on Hamble Common is currently on the national Heritage at Risk Register and is vulnerable to coastal erosion. Establishing the risks it faces and understanding its communal value will help inform any relevant next steps.</p> <p>We encourage the Council to review the language on key spatial issues (currently at the outset of section 10) that explicitly recognises the contribution made by the historic environment to place-shaping and the creation of high-quality places.</p>
Portsmouth Water	Recommend a policy is designed to protect the River Itchen from any potential pollution as a result of any proposed development within the Eastleigh Local Plan area. States potential pollution both during and post construction should be considered.
Persimmon Homes	The needs of the south of the borough have been ignored for too long in previous local plans and this plan must address housing, employment and infrastructure needs in this part of the borough over the longer term
1 response	There would be a disproportionate Impact on Fair Oak: While the plan emphasises the need for new housing, areas surrounding Winchester and other better-connected regions remain untouched. These areas have direct transport links to London and are better equipped to handle increased housing without placing undue pressure on rural areas.
1 response	Suggests air pollution and emissions from the Southampton Airport expansion should be included.
1 response	Agrees with issues identified and recommend inequality is included as a key issue. States NHS health facilities should be specifically mentioned.

Number of responses	Summary of responses
Southern Water	Water supply and foul sewage drainage network infrastructure and groundwater Source Protection Zones may be an issue and planning policies/conditions may need to require phasing of occupation pending network reinforcements – text examples given
HIWWT	<p>To deliver this increased level of housing, new sites must come forward for development. We agree that efficient use should be made of both urban and greenfield sites to facilitate this development, paired with rigorous criteria and ecological assessment to determine the suitability of the land with regards to the natural environment and potential nature recovery value. We recognise the opportunities brownfield sites can provide for sustainable development, by reducing pressure on sensitive green spaces and unspoilt nature. However, brownfield sites can be rich with biodiversity, and planning decisions must distinguish between brownfield sites which are suitable for development, and those of high value for nature conservation.</p> <p>The Local Plan should recognise high environmental value urban/brown field sites as those that:</p> <ul style="list-style-type: none"> • Contain priority habitats listed under section 41 of the Natural Environment and Rural Communities Act 2006. • Host protected or priority species. • Hold a nature conservation designation such as Site of Special Scientific Interest or are selected as a Local Wildlife Site or meet Local Wildlife Site criteria. • Host regionally ‘significant’ populations of protected/priority/notable species, such as the Southern Damselfly
	General / other comments

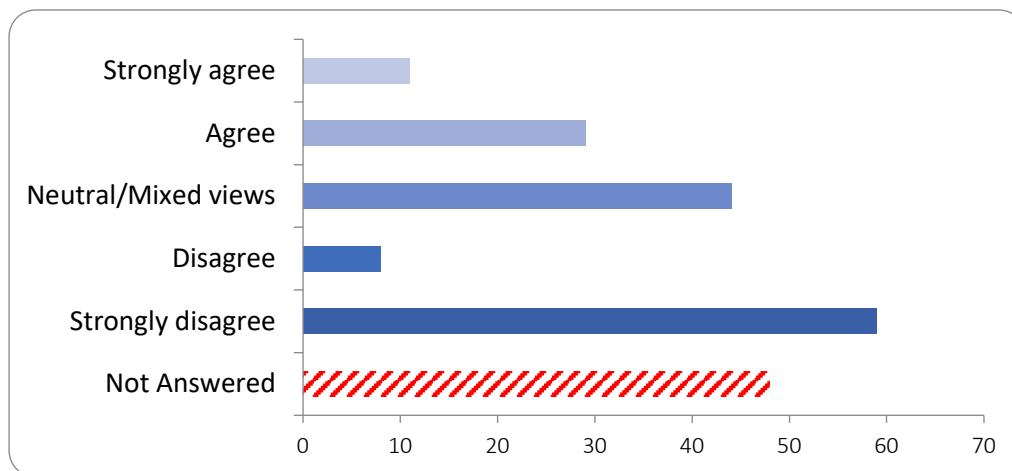
Number of responses	Summary of responses
10 responses including Southern Planning Practice, Upham Parish Council and Bloor Homes (Holly Tree Farm, Maddoxford Farm, south of Maddoxford Lane, south of Mortimers Lane), Hampshire Hospitals NHS FT and Miller Homes	General support for identified key issues. Some state the priorities for Eastleigh as being as those stated in the PfSH Spatial Position Statement.
2 responses	Agree key issues identified should be well considered.
8 responses	States the need for homes should not outweigh the need to protect the environment. Not in support of development on greenfield land.
3 responses	Fair Oak (and local area) would be over-expanded. The area is far too dense with housing already. Need more Council housing. The existing roads are at over-capacity already.
4 responses - Bloor Homes (Holly Tree Farm, Maddoxford Farm, south of Maddoxford Lane and west of Tollbar Way)	Notes the potential contribution to housing delivery from small and medium sized sites.
4 responses including Thakeham (SDO 'B'), Bloor Homes (west of Tollbar Way)	Support the Council attaining and maintaining a five-year supply of land for housing.
16 responses including Hamble Conservation Volunteers, Telegraph Woods Nature Recovery Group and Eastleigh Borough Conservation Alliance, Miller Homes	States the Local Plan review provides an opportunity to set new targets and designate land and priority habitats in the borough. States air quality is an important issue that must be addressed.
Hamble Parish Council	States all the 'key issues' identified are important and need to be addressed but are presented too generically. Requests it is made clearer how the key issues identified impact the borough for instance providing information on key infrastructure capacity issues.
1 response	States no impact assessment has been undertaken to energy security, food security or the freedom and ease of movement.

Number of responses	Summary of responses
4 responses	Provided a response but did not comment on the key issues.
6 responses	Provided specific comments not in support of development in Botley.
Barratt David Wilson	Need to more broadly identify the infrastructure requirements to support growth over the Plan period which will be defined through the IDP
ADD	Agree in principle with the issues. The PfSH Spatial Position Statement places emphasis on a fundamental modal shift and locations which support this. Issues will need to be prioritised. For example, protecting settlement gaps could push development to unsustainable locations in transport terms. Ways to protect gaps with less land take (e.g. country parks) should be considered.
National Highways	Transport evidence base and IDP should demonstrate that any identified mitigation has a reasonable prospect of delivery within growth timescales.
HIWWT	Agree new homes and other development should be focused in urban areas wherever possible to concentrate development in more sustainable locations, promoting densification and urban regeneration, in line with enhancing local sustainability. This can safeguard undisturbed habitats and green field sites in rural areas which have a greater nature-recovery potential.
2 responses	A housing strategy that prioritises first-time buyers and also creates a sense of community should be considered.
2 responses	Historic villages such as Twyford are not built for lorries. Any additional vehicles of this nature will destroy the historic nature of villages in the borough.
1 response	There are some plots of retail and business land around Hedge End, close to Bubb Lane that could support housing. The site has good road and rail links and retail support. School and health facilities need reviewing to ascertain if adequate.

Vision

Question 2: Do you agree or disagree with the draft vision we have suggested for the Local Plan review?

There were 151 responses to this part of the question in the full survey. Four further responses were given – three agreed and one disagreed (not included in the table below).



Option	Total	Percent
Strongly agree	11	5.53%
Agree	29	14.57%
Neutral/Mixed views	44	22.11%
Disagree	8	4.02%
Strongly disagree	59	29.65%
Not Answered	48	24.12%

Question 3: Do you have any comments on how this vision could be changed?

Number of responses	Summary of responses
27 responses	<p>Not in support of vision and/or additional houses in the borough with the following reasons given:</p> <ul style="list-style-type: none"> • Loss of open / green space (some noted the impact this would have on mental health and wellbeing of existing residents) • Impact on wildlife • Lack of existing infrastructure • Existing congestion on road network • Flooding

Number of responses	Summary of responses
	<ul style="list-style-type: none"> • Borough has sufficient development
3 responses including CCW Services Ltd	Calls for the vision to make stronger reference to the importance of a strong and sustainable economy.
1 response	Support for protecting identity of towns and villages through settlement gaps. Some responses expressed concerns proposed development would undermine this.
Historic England	Broadly support the draft vision, including its commitment to protect the distinctive identity of towns and villages. Suggest the final bullet is simplified to: <i>“Protecting the distinct identity of towns and villages and prevent urban sprawl”</i> .
16 responses including CPRE Hampshire	Calls for new homes to be affordable and for council-owned social housing, and for housing to actually meet Eastleigh’s local need. Two responses state Eastleigh needs to stop building ‘executive estates’.
Tim Browning	Strongly support emphasis on delivering a range of affordable and high-quality homes. The principle of protecting the distinct identity of towns and villages must be balanced with the need to accommodate housing growth. For locations such as Boorley Green, this should focus on logical expansion within revised settlement boundaries.
Abri	Support the need to have a range of affordable homes. Suggests fifth bullet point emphasis the need to protect the identity of towns and villages rather than preventing urban sprawl. Proposed wording provided.
2 responses including Southern Strategic Land and Foreman Homes	Suggest term “urban sprawl” should be removed and more positive wording used.
1 response	Social housing and bungalows and small homes should be delivered. Calls to stop second home ownership.
Home Builders Federation	Suggests the following changes: <ul style="list-style-type: none"> • Fourth bullet point - be more ambitious and state the intention of the Council to meet housing needs in full. • Fifth bullet point – remove reference to urban sprawl and replace with the following wording: <i>“Protecting the distinct identity of towns and villages through the delivery of high-quality development that is well integrated into existing communities and respects the character of the area”</i>.

Number of responses	Summary of responses
Exdell	Rewording more positively to focus on high-quality development that enhances distinct identities rather than protecting the distinct identity of settlements / preventing urban sprawl.
1 response	Add 'address inequalities' into bullet point that includes 'create a strong a sustainable economy'.
5 responses	Calls for improved public transport. Some state development should be located close to public transport routes / interchanges.
18 responses including Colden Common Parish Council	<p>Concerns the vision won't be delivered. The following reasons were given:</p> <ul style="list-style-type: none"> • Number of homes proposed will prevent the vision being delivered • Existing developments do not adhere to this vision • Lack of existing infrastructure despite previous promises • Existing road congestion • Lack of affordable homes being delivered • Lack of employment opportunities within the borough to support a sustainable economy • Loss of green space • Proposals would cause urban sprawl • Compromise identity of existing towns and villages
15 responses	<p>Concern regarding lack of existing infrastructure and calls for improvement to infrastructure before further development is approved. Infrastructure highlighted for improvement includes:</p> <ul style="list-style-type: none"> • GP surgeries • Schools • Community Centres • Pubs • Green spaces • Elderly care facilities • Infrastructure to reduce traffic congestion
1 response	More strategic planning should be considered at a larger scale.
6 responses	Responded to the question but did not comment on the vision.

Number of responses	Summary of responses
Sport England	Suggests greater emphasis on physical activity and movement as part of the vision for supporting thriving and healthy communities.
1 response	States vision is too vague and open to interpretation.
1 response	Suggests the order of the vision is reversed.
2 responses	Calls for the vision to be bolder, more inspiring and ambitious and update wording to reflect this.
4 responses including Highwood	Suggests the vision should be to support thriving, safe, happy and healthy communities. Particularly support range of homes, including specialist housing for older people and other groups.
1 response (Great Oak Care Homes)	Suggests that instead of supporting, the Council should seek to grow thriving and healthy communities supported by appropriate infrastructure
1 response	Difficult to see how vision relates to proposed housing sites that have been put forward.
1 response	Calls for vision to reduce traffic congestion, improve village centres and prioritise homes built in town centres and on brownfield sites.
1 response	Requests more detail on transport and business hubs.
2 responses	Calls for traffic congestion to be reduced before further development is approved.
4 responses	Requests future development is of high-quality design.
1 response	Calls for developers to be held accountable to deliver high quality schemes in accordance with approved plans
12 responses	Calls for new houses to be built on brownfield sites.
Great Oak Care Homes	Vision needs to take into account the changes to the NPPF and aspiration to significantly boost housing delivery.
Persimmon Homes; Mac Mic	Vision is a list of vague aspirations and is not a vision in the sense of the NPPF para 15. The vision needs to provide a sense for how the borough will change, what will be achieved and why this will be a better place for people. It needs to be locally distinctive. For example referencing transport infrastructure, proximity to Southampton, relatively unconstrained nature of borough.
3 responses	Calls to increase density.
2 responses	Request for Eastleigh town centre to receive investment.
4 responses	Important to protect environment and countryside and deliver infrastructure first.

Number of responses	Summary of responses
1 response	Development should be more evenly contributed throughout the borough.
1 response	States a thriving local economy will be delivered through shopping locally rather than in out-of-town supermarkets.
Netley Abbey Pump Track	Requests greater emphasis on supporting recreational facilities to support communities and improve wellbeing.
1 response	Supports vision, calls for more explicit reference to employment opportunities, housing and services that meet local needs.
10 responses including Bellway, Bloor Homes Ltd (south of Mortimers Lane, south of Maddoxford Lane, Maddoxford Farm, Holly Tree Farm), Great Oak Care Homes, Guide Dogs and Tim Browning, Wates, Redrow Homes Ltd	Support overall vision.
3 responses including Foreman Homes and Bloor Homes Ltd (south of Mortimers Lane) and Mac Mic	Vision should be stronger to meet housing need within the borough and where appropriate needs of neighbouring authorities.
Mac Mic	Housing should be provided through large scale sites.
4 responses including Bloor Homes Ltd (south of Mortimers Lane) and Great Oak Care Homes	More emphasis should be placed on delivering housing to meet local needs including affordable housing, specialist and older persons housing.
1 response	Requests a stronger statement about the need to provide sustainable infrastructure. Also requests wording is strengthened to minimise the effect of additional cars.
29 responses including RSPB, Hamble Conservation Volunteers, Telegraph Woods Nature Recovery Group and Eastleigh Borough Conservation Alliance	<p>Calls for the vision to be stronger in relation to protecting the natural environment. Including the need to:</p> <ul style="list-style-type: none"> • Protect local biodiversity and countryside • Tackle climate change • Improve air quality • Manage flood risk

Number of responses	Summary of responses
	<ul style="list-style-type: none"> • Achieve carbon neutrality • The role countryside has for health and wellbeing • Protect distinct identities of towns and villages
3 responses	Concerns levels of development shown, including affordable housing, are at odds with the vision and will detrimentally impact the environment.
Portsmouth Water	States a sustainable environment also needs to include improving water quality and safeguarding water resource. Increased development will have an impact on an already stretched water scarce area. Provides detail on how new developments can reduce water consumption.
1 response	States all green fields in the borough are of value.
Hamble Parish Council	Concerns biodiversity and nature restoration does not feature explicitly, given the legal duty to promote biodiversity and have regard to the forthcoming Local Nature Recovery Strategy. Unclear how a bullet point vision can or will be used to help shape choices to made over land use priorities.
The Woodland Trust	<p>Provided detailed comments relating to the environment including:</p> <ul style="list-style-type: none"> • Suggest biodiversity is mentioned in the high-level vision in paragraph 8.1 • Suggest Biodiversity Net Gain is specifically referenced • Concerns in paragraph 8.1 the environment is valued only as a setting for homes, rather than intrinsic value. Suggest adding point on Protect the quality and increase quantity of natural environment (NPPF para187).
Gladman	Support most of the vision, and this should be supported by the objectives.
Tim Browning	Consider the focus of the vision on sustainability, community well-being and high-quality infrastructure to be well-aligned with the strategic objectives
10 responses including Gladman, Bloor Homes Ltd (south of Maddoxford Lane, Maddoxford Farm, Holly Tree Farm), Southern Strategic Land, Wates Residential,	Suggest changes or removal of fifth “vision” relating to reference to the distinct identity of settlements. Suggestions include replacing reference to urban sprawl, which it is claimed is not part of the locality’s ‘vision’ and more in line with objectives j and k “countryside”, with ‘ensuring new development integrates well into the existing settlements’ and taking account of any changes to development boundaries and the identity and character of an area/place as a result of new development. Settlements should not be artificially separated. Should

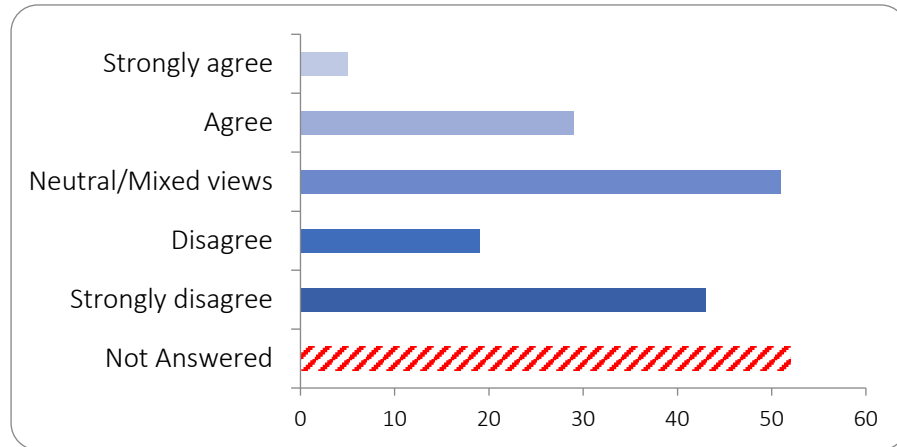
Number of responses	Summary of responses
Thakeham (Allington), Wiseman family	recognise that areas to north of railway are already contiguous development, whereas southern areas have distinct settlement identities. Suggest adding “in the south of the borough to prevent urban sprawl”. Urban sprawl suggests development is unplanned and harmful.
Barratt David Wilson	<ul style="list-style-type: none"> • Vision needs to be more spatially distinctive to reflect changes over the plan period and address provision for local housing needs • Vision is light on achieving environmental, biodiversity and ecological objectives
Redrow	Vision will need to remain cognisant of national policy and sustainable development. The Local Plan will need to be realistic about what it can contain considering building regulations and development management policies set out at national level.
National Highways	Support vision to provide sustainable development with a focus on reducing carbon emissions and congestion and promoting active travel and public transport use in order to temper traffic growth on the strategic road network
H&loW Integrated Care Board	Thriving and healthy communities are endorsed through the delivery of high-quality healthcare infrastructure in the right locations for primary care through improvements to existing infrastructure and requirements for additional provision
Hampshire County Council	<ul style="list-style-type: none"> • Support inclusion of thriving and healthy communities. Should recognise connections with physical activity, access to services, social connections and pollution. • Housing reference should include delivery of sustainable places / mixed uses • Should include sustainable travel, climate resilience and access to nature
4 responses	Comments not related to the content of the vision including that respondent was unable to provide detailed comments on vision without viewing the objectives. Some express concern Eastleigh Borough Council will not take consultation responses into account. Request for further details regarding location of access roads to new developments.
HIWWT	Agree with the vision suggested for the Local Plan review as it prioritises sustainability within visions for the economy & housing development, as well as the protection of countryside from urban sprawl. Nature's recovery should be supported while simultaneously driving sustainable economic growth. By integrating green spaces and biodiversity into development strategies, we can create places where both people and nature thrive.

Number of responses	Summary of responses
2 responses	Vision to include the core principle; reverse and restore from EBC Biodiversity Strategy.
Botley Parish Council	Vision should include preparing infrastructure to deal with climate change by being more resilient. Section 106 contributions should improve the ability of local infrastructures to deal with climate issues.

Objectives

Question 4: Do you agree or disagree with the objectives we have suggested for the plan?

There were 147 responses to this part of the question in the full survey. Nine further responses were given – eight agreed and one disagreed (not included in the table below).



Option	Total	Percent
Strongly agree	5	2.51%
Agree	29	14.57%
Neutral/Mixed views	51	25.63%
Disagree	19	9.55%
Strongly disagree	43	21.61%
Not Answered	52	26.13%

Question 5: Do you have any comments on these objectives? Should any be changed / added / deleted?

Number of responses	Summary of responses
4 responses	Calls for an objective to improve roads and ease congestion.
Historic England	States heritage has a relationship with several of the objectives and heritage shouldn't be treated as a silo matter. Recommend better integrating heritage into objectives including climate change and countryside. Suggest referencing the historic environment in the opening paragraphs of this section of the plan.
5 responses	State importance of retaining settlement gaps.
14 responses	Responded to the question but did not comment on the objectives.

Number of responses	Summary of responses
1 response (Netley Abbey Pump Track)	Suggest adding objective to enhance community recreational spaces and outdoor facilities for young people in particular.
4 responses	Calls for further information on local housing demand.
1 response (Abri)	Suggests delivery of affordable homes is included as a separate bullet point. Details provided.
1 response	Suggests new housing should be smaller and more affordable to counterbalance existing housing stock in the borough.
4 responses including Great Oak Care Home, Thakeham, Capital Trust	Suggest improving objective 's', about housing, such that 'all of the housing need' will be met and, more specifically, to reference provision of different tenure of homes or specialist housing and, additionally, that a sufficiency of sites to meet all types of housing need should be available, viable and deliverable
1 response (Persimmon Homes)	Transport (i) should include a specific reference to making better use of existing railway stations where these can unlock growth and development to align with Local Transport Plan 4 and national policy.
1 response (Persimmon Homes)	Countryside (k) confuse the different objectives of settlement gaps (to protect the identity of settlements and prevent coalescence) and protecting the quality and intrinsic beauty of the countryside. Settlement gaps are not 'areas of countryside with higher value' and are a separate designation. For example, parts of the Hamble-Netley-Bursledon gap include significant levels of development and cannot be described as 'countryside'.
1 response (Persimmon Homes)	Countryside (k) needs reference to avoiding the use of Best and Most Versatile agricultural land wherever possible.
Sigma Strategic Land	Supports objective, particularly k. to conserve and enhance settlement gaps to protect the individual identity of towns and villages. Some incursions into gaps will be required but these should be minimised by focusing development in sustainable locations not in gaps.
Miller Homes	EBC should consider any changes to development boundaries and the character of an area, including any development and urbanising features / influences when assessing sites. This will enable the release of appropriate edge of settlement sites that continue to maintain the distinct identity of individual settlements.
1 response	Support high density development if delivered with appropriate infrastructure.

Number of responses	Summary of responses
3 responses	Support for affordable and social housing. One response suggested additional objective to reduce homelessness.
17 responses	Several responses regarding infrastructure, including: <ul style="list-style-type: none"> • Not in support of new homes until existing infrastructure is improved / expanded • Concerns existing infrastructure is not of a high quality • Concerns infrastructure will not be delivered alongside new development
1 response	Requests objectives are spread throughout the borough.
1 response	Requests additional objective to address existing problems in local area.
1 response	Requests definition on 'high-quality infrastructure'.
4 responses	Support to focus on development in urban areas.
Wiseman Family	Whilst focus on urban areas is laudable, reality is that brownfield cannot deliver steady and plentiful supply of new homes
1 response	Support for all key issues but effective and feasible policies needed to ensure vision is achieved
1 response	Concern Eastleigh Borough Council will not take consultation responses into account.
11 responses	Concerns objectives won't be achieved due to the following reasons: <ul style="list-style-type: none"> • Number of new homes proposed in the borough • Existing developments do not meet objectives • Council's track record
2 responses	Concern objectives are too vague and open to interpretation. Requests more details are provided.
1 response	Suggests there is an objective to create new rail station to serve One Horton Heath development.
The Woodland Trust	Several detailed points made including: <ul style="list-style-type: none"> • Suggest the climate objective includes reference to nature-based solutions • k) should mention irreplaceable habitats and habitats of high value • l) should mention increased quantity & connectivity (net gain) as a core part of biodiversity policy • Quality places lacks mention of increased tree canopy cover and green spaces

Number of responses	Summary of responses
10 responses including Telegraph Woods Nature Recovery Group	Calls for greater protection of wildlife and the environment. One response states the current wording is too vague.
1 response	Include an objective around preserving and improving landscape surrounding ancient woodland.
14 responses including Telegraph Woods Nature Recovery Group	<p>Requests objectives regarding climate change, biodiversity and countryside include definitive targets and timeframes. Some responses provided specific wording covering the following points:</p> <ul style="list-style-type: none"> • Strive to meet Eastleigh’s carbon neutrality targets for 2025 and 2030 • Expand smoke control zones to improve air quality • Support Governments 30by30 target to protect and managed 30% of land by 2030 • Restore habitat species by 2030
7 responses Highwood (Chickenhall, Winchester Rd, Mallards), Southern Strategic Land, Thakeham (Allington)	Support objectives, particularly meeting all of housing need of people of all ages, levels of mobility, genders etc and agree should create sustainable places. Objective S ‘Homes’ should be expanded to meet ‘all of housing need’ for residents
1 response	Concern climate change objective won’t be achieved due to lack of finance.
1 response	Concern climate change objective won’t tackle climate change.
1 response	Concern climate change will increase risk of flooding and need specific objective and evidence on this issue
1 response (Barratt David Wilson)	<ul style="list-style-type: none"> • Climate change objective supported in relation to need to optimise use of land through appropriate densities. Objective could also identify importance of sustainable locations and proportionate growth in the most sustainable tier 3 settlements. • Urban areas/town centre objective should direct development in accordance with settlement hierarchy • Support objective to reduce need to travel/encourage more sustainable modes and will need to identify the transport infrastructure needed to support development • Countryside objective supported with strategic settlement gap review • Biodiversity objective supported and could be better reflected in the Vision

Number of responses	Summary of responses
	<ul style="list-style-type: none"> • Quality places objective supported and could be refined to refer to locating proportionate development in accordance with the settlement hierarchy, including tier 3 settlements • Homes objective should refer to meeting local housing needs of the borough (as derived from standard method) • Jobs/Skills objective should refer to key employment/commercial sectors in the borough • Delivery objective supported
1 response	Add preserve green spaces and ensure development can cope with extreme weather conditions.
1 response	Include reference and links to Eastleigh Borough Council's Biodiversity Action Plan.
1 response	States air transport emissions should be reduced.
Hamble Parish Council	States objectives are comprehensive but they are a long list of items rather than a set of 'directed' statements of ambition or priority which could be used to make consistent choices.
1 response	Calls for the vision to be bolder, more inspiring and ambitious and update wording to reflect this. Detailed wording provided.
CCW Services Ltd	Support the jobs/skills objective in paragraph 9.5.
4 responses	Concerns the objective regarding 'making efficient use of land' could lead to overcrowding with a lack of green space and gardens for new residents.
3 responses	Supports objective to make efficient use of land but states some sites would suit higher density than others. Therefore recommends this isn't used as a blanket policy across the borough but is dependent on site and context. Suggests development is located in areas with good transport links or infrastructure to improve links to the existing network. States developing in settlement gaps could be acceptable but depends on impact.
2 responses	Suggests additional objective focussed on infrastructure to ensure all new large-scale development is supported by an infrastructure plan.
Portsmouth Water	Recommend section 9.5 is amended to the following: <i>d. Pollution must be eliminated where possible and the effects of pollution on people and biodiversity is mitigated (in terms of air, water, soil and noise conditions). Maintain and enhance the environment must be undertaken.</i>

Number of responses	Summary of responses
1 response	Calls to strengthen vision on pollution in line with Department for Environment, Food and Rural Affairs and World Health Organisation guidance.
1 response	Support for making efficient use of land and increasing density but calls for sufficient parking spaces. States public transport is not a realistic option for reducing traffic, instead roads should accommodate an increase in cars.
2 response	Do not support higher densities as will add to existing infrastructure issues
2 responses	Requests the objective to meet housing need focusses on brownfield sites.
Sport England	Consider 'Quality Places' has overlap with Sport England's Active Design guidance/principles. Would welcome reference to designing places which promote physical activity and active travel.
BJC Planning (Bryan Jezeph Consultancy Ltd)	Requests reference to retail planning and consideration given to how retail decline should be managed to make efficient use of potentially underused sustainable sites.
1 response	Objectives should recognise the value of land for food production. States electric vehicles cause air pollution through tyre impact.
RSPB	Requests the biodiversity objective is more detailed and ambitious. States it does little more than state Eastleigh's existing obligations to protect designated habitats. Also recommends it is split across multiple objectives. Suggests the objective 'Avoiding the sterilisation of mineral resources' is removed from the 'Climate Change and Environmental Resources' section as it will not contribute to climate goals or benefit the environment.
Sennitt Planning	States the following: <ul style="list-style-type: none"> • It is important to prioritise the delivery of new housing and business space to meet the needs of the community • Development should make efficient use of land and be built at increased density to protect remaining countryside • Sensitive landscape and environments should be protected
3 responses – Bellway, Bloor Homes Ltd (Holly Tree Farm, Maddoxford Farm, south of Maddoxford Lane), Miller Homes	Support for both urban and greenfield development to meet housing needs.

Number of responses	Summary of responses
4 responses - Bloor Homes Ltd (Holly Tree Farm, south of Maddoxford Lane and Maddoxford Farm) and Tim Browning	Highlighted the benefits of specific site
Bloor Homes Ltd (west of Tollbar Way)	Need to revisit all existing policy constraints to ensure they remain fit for purpose including settlement gaps.
Bloor Homes Ltd (west of Tollbar Way)	Suggest prioritising the first 3 objectives (relating to meeting development needs; making effective use of land and locating development where walking, cycling and public transport can be supported)
Sigma Strategic Land	Suggest prioritising meeting the need for development, protecting settlement gaps and making efficient use of land.
Foreman Homes	Objective K (settlement gaps) should be reviewed. Objective S (vision) should be strengthened to show a commitment to meet the borough's full housing need.
1 response (Tim Browning)	Climate change - Support emphasis on achieving net zero carbon emissions, resource efficiency and pollution reduction.
1 response (Tim Browning)	Urban Areas / Town centres – agree focus on urban areas as primary locations for development. It is important the plan also recognises the role of sustainable growth in rural and semi-rural settlements.
1 response (Tim Browning)	Transport – welcome emphasis on sustainable transport and reducing reliance on private vehicles. It is important to recognise the role of new development in supporting and retaining existing services.
1 response (Tim Browning)	Countryside – support commitment to conserving and enhancing the countryside. This should not preclude logical extensions to settlement boundaries which can be accommodated sustainably without damaging the character of the countryside
Wiseman Family	Too much emphasis on preserving countryside which is not environmentally designated. Countryside around Eastleigh is not that special.
1 response (Tim Browning)	Biodiversity – supportive the objective. Development sites must deliver measurable biodiversity net gain aligning with the Environment Act requirements and integrated enhancements into site design and layout

Number of responses	Summary of responses
1 response (Tim Browning) and 1 other	Quality Places – the focus on creating high-quality, sustainable places is vital. New development must be designed to integrate seamlessly with existing communities, provide necessary amenities and contribute to a sense of place
1 response (Tim Browning)	Homes – it is critical to provide a mix of high-quality homes, including affordable housing to address the new housing targets
1 response (Tim Browning)	Delivery – agree with the objective to achieve all the objectives
1 response (Tim Browning)	Key theme is the need for a balanced and integrated approach to sustainable development, supporting the creation of high-quality places and providing a mix of homes to meet local needs.
Gladman; Mac Mic	Objectives should support vision and be supported by policies. Should streamline vision / objectives and translate into spatial vision.
Mac Mic	Should recognise SDOs are more likely to meet objectives
Gladman	The provision of housing supports other objectives and this shouldn't be overlooked. Meeting housing need and locating development close to walking / cycling / public transport are the most important, given the demand for affordable homes and to reduce adverse effects. (e.g. small / medium sites on the edge of larger settlements with less need for new infrastructure).
Persimmon Homes	Concern that asking respondents to prioritise objectives is not a choice that the Council can make and this question gives a misleading impression that the Local Plan might not, for example, meet the area's local housing need..
ADD	The priorities are affordable housing; adequate transport and other infrastructure; tackling climate change.
Exdell	<ul style="list-style-type: none"> • Recognise the importance of climate change - avoid local policies that exceed national requirements for climate / environment. • Support approach to urban areas / countryside but recognise countryside includes lower value landscapes or brownfield / business areas where redevelopment can be achieved without adverse effect, and many businesses need to be in countryside

Number of responses	Summary of responses
	<ul style="list-style-type: none"> Objectives should not be prioritised, but work as a whole. Distinguish between outputs (e.g. development) and outcomes (e.g. high quality)
Fair Oak and Horton Heath PC	<p>Priorities should be:</p> <p>Locating development to support sustainable transport</p> <p>Ensuring necessary infrastructure (transport, schools, health, drainage) for new and existing communities (existing infrastructure under pressure).</p> <p>Affordable housing that meets local needs (affordable / 1st time buyers not executive homes)</p> <p>Prioritise brownfield sites and when greenfield is necessary minimise biodiversity impacts</p> <p>Align with objectives re gaps / climate change (SDO A conflicts with this)</p>
South Downs National Park Authority	<p>Legislation has been strengthened and requires all bodies to seek to further the purposes of the national park</p> <p>Support Eastleigh's ongoing liaison</p> <p>Our cross boundary priorities are conserving and enhancing the national park; biodiversity (restoration, mitigation); climate change; sustainable travel; local economy; new homes (with a focus on local needs); green / grey infrastructure.</p> <p>Support the objective on the South Downs</p>
H&loW Integrated Care Board	<p>The ICB agrees with the proposed objectives - access to health care is best achieved by maximising existing GP facilities; where this is not possible, the ICB would work with developers and EBC to reach solutions.</p>
Hampshire County Council	<ul style="list-style-type: none"> Include stand-alone objective for healthy and inclusive places; improved health outcomes from housing (space standards, amenity space, climate, lifetime homes) Include reference to waste hierarchy; "Healthy Streets" (LTP4); non-car access to greenspaces; housing needs from demographic changes including older people / extra care Most important objective (for health and transport): support walking, cycling, public transport

Number of responses	Summary of responses
Capital Trust	<ul style="list-style-type: none"> Endorses Objective (g) – whilst also underlining that new development should take place in locations well related to urban areas and on brownfield land within settlement gaps / countryside
HIWWT	<ul style="list-style-type: none"> Agree with objectives which address pollution and the protection of habitat – including Climate Change and Environmental Resources, Countryside, Biodiversity and Quality Places Locating development where it can do most to enhance biodiversity is important as habitat restoration to foster a joined-up ecological network will be crucial to meeting our Environment Act (2021) targets and the requirements of the forthcoming LNRS. Making effective use of land is important to minimising urban sprawl, which can expand into green field sites and disrupt unspoilt wildlife habitats. This also creates space for nature, strengthening ecosystem services provided by these habitats such as lowered flood risk and improved climate resilience. Similarly, protecting the countryside settlement gaps is important. Protecting untouched green spaces, providing essential habitats for wildlife between urban areas. Keeping these gaps intact ensures continuity of ecosystems, preventing fragmentation which can be detrimental to wildlife.
Southern Strategic Land	Too much emphasis on protecting countryside which is not statutorily protected
Thakeham x3 (SDO 'B')	Proposes removing 'urban sprawl' from Vision and extending 'Countryside objective K' (first bullet) to include the following: 'settlement gaps in order to protect the individual identity of towns and villages in the south of the borough to prevent urban sprawl.
Botley Parish Council	Support objectives. Suggest objectives are measured using Sustainable Development Goals to ensure delivery and encourage objectives to be linked.
Colten Care Limited	General support for objectives contained at paragraph 9.5. Suggests criterion S is amended to specifically refer meeting the housing needs of different groups in the community in line with paragraph 63 of the NPPF.

Objectives ranked

Question 6: Which of the following objectives are the most important to you? Please rank each from 1 for not important to 5 for very important.

Six objectives were listed in addition to 'Other' which respondents could add text

Summary table - most common response to each objective, if this was positive (5 - very important) or negative (1 - not important) and % who did not answer the question

	Highest rank & % (% Not Answered)	+/-
Protecting countryside settlement gaps to maintain separation between and protect the individual identity of towns and villages	5 - 55.3% (NA = 24.1%)	++
Protecting the most attractive countryside (e.g. sensitive landscapes, the coast, or South Downs National Park)	5 - 51.3% (NA = 23.6%)	++
Locating development where walking, cycling and public transport can be supported and traffic congestion / carbon emissions / pollution minimised	5 - 34.7% (NA = 25.6%)	++
Locating development where it can do most to enhance biodiversity	5 - 28.6% (NA = 27.1%)	++
Meeting as much of the need for new homes and business space as possible	1 - 23.62% (NA = 28.1%)	--
Making effective use of land (for example through careful design fitting more homes onto an area of land, meaning fewer sites overall need to be developed)	1 - 17.1% (NA = 26.1%)	--
Other (see text at end of section)	5 - 16.6% (NA = 77.9%)	++

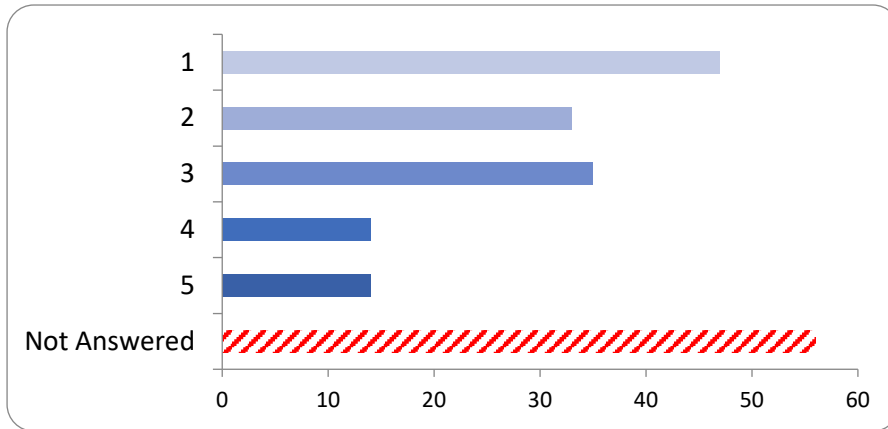
(More details below for each objective and a summary of the other comments)

Most common response for each objective:

Meeting as much of the need for new homes and business space as possible

There were 143 responses to this part of the question in the full survey. Five further responses were given – four scored 5, one scored 3 (not included in the table below).

(Rank from 1 for not important to 5 for very important)

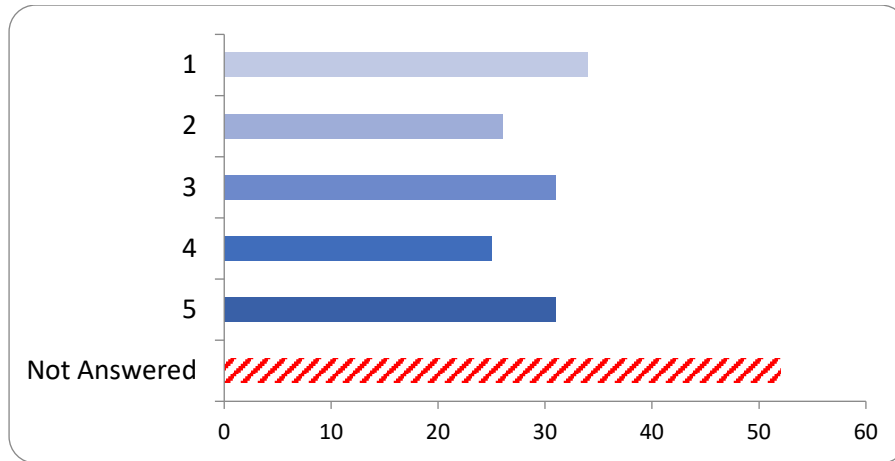


Option	Total	Percent
1	47	23.62%
2	33	16.58%
3	35	17.59%
4	14	7.04%
5	14	7.04%
Not Answered	56	28.14%

Making effective use of land (for example through careful design fitting more homes onto an area of land, meaning fewer sites overall need to be developed)

There were 147 responses to this part of the question in the full survey. Five further responses were given – two scored 3, two scored 4 and one scored 5 (not included in the table below).

(Rank each from 1 for not important to 5 for very important)

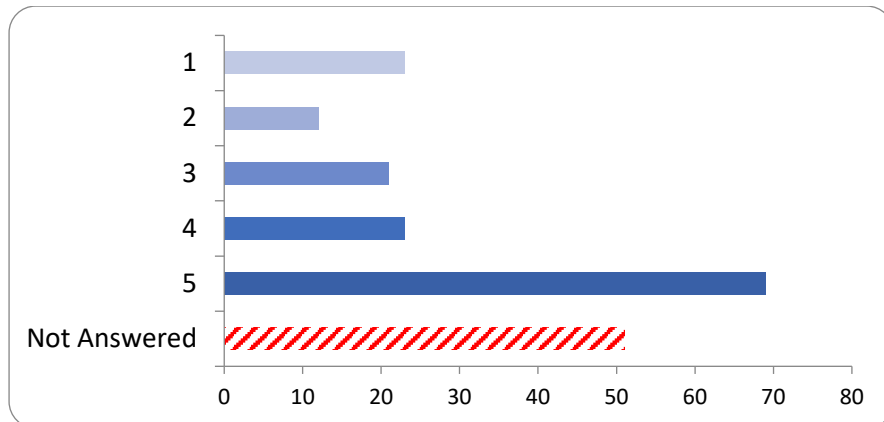


Option	Total	Percent
1	34	17.09%
2	26	13.07%
3	31	15.58%
4	25	12.56%
5	31	15.58%
Not Answered	52	26.13%

Locating development where walking, cycling and public transport can be supported and traffic congestion / carbon emissions / pollution minimised

There were 148 responses to this part of the question in the full survey. Five further responses were given – all scored 5 (not included in the table below).

(Rank each from 1 for not important to 5 for very important)

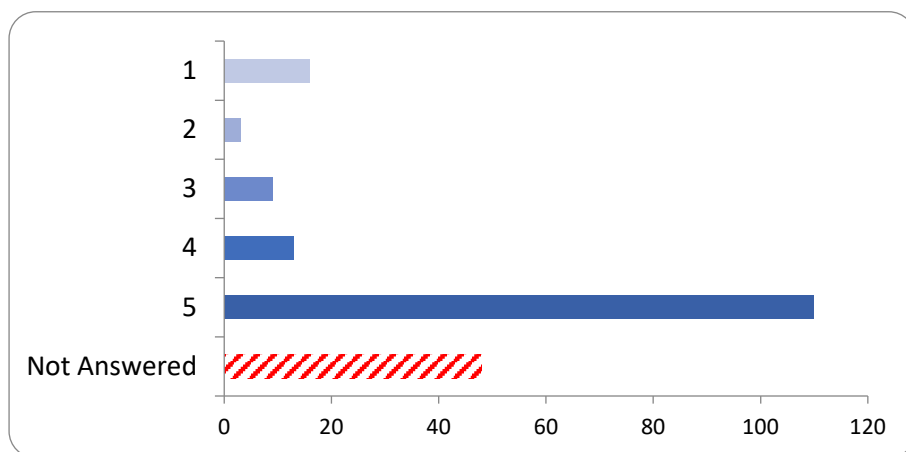


Option	Total	Percent
1	23	11.56%
2	12	6.03%
3	21	10.55%
4	23	11.56%
5	69	34.67%
Not Answered	51	25.63%

Protecting countryside settlement gaps to maintain separation between and protect the individual identity of towns and villages

There were 151 responses to this part of the question in the full survey. Four further responses were given – two scored 5 and two scored 3 (not included in the table below).

(Rank each from 1 for not important to 5 for very important)

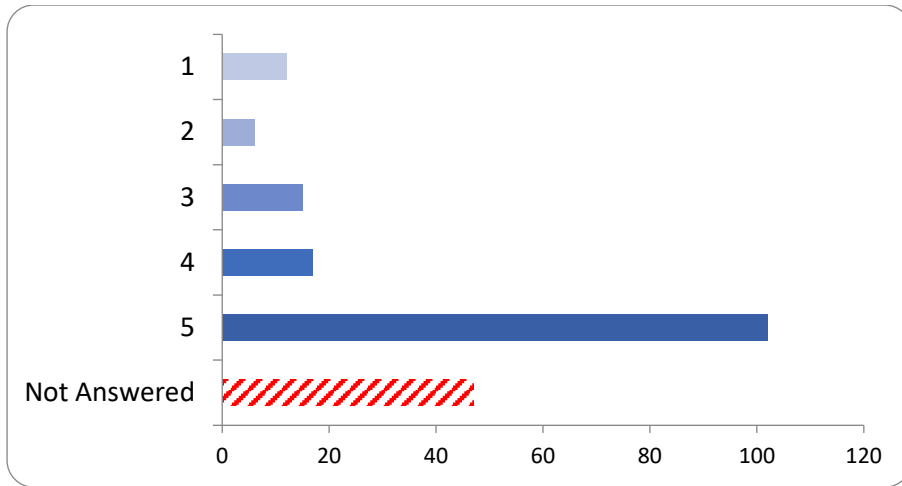


Option	Total	Percent
1	16	8.04%
2	3	1.51%
3	9	4.52%
4	13	6.53%
5	110	55.28%
Not Answered	48	24.12%

Protecting the most attractive countryside (e.g. sensitive landscapes, the coast, or South Downs National Park)

There were 152 responses to this part of the question in the full survey. Five further responses were given – three scored 5 and two scored 4 (not included in the table below).

(Rank each from 1 for not important to 5 for very important)

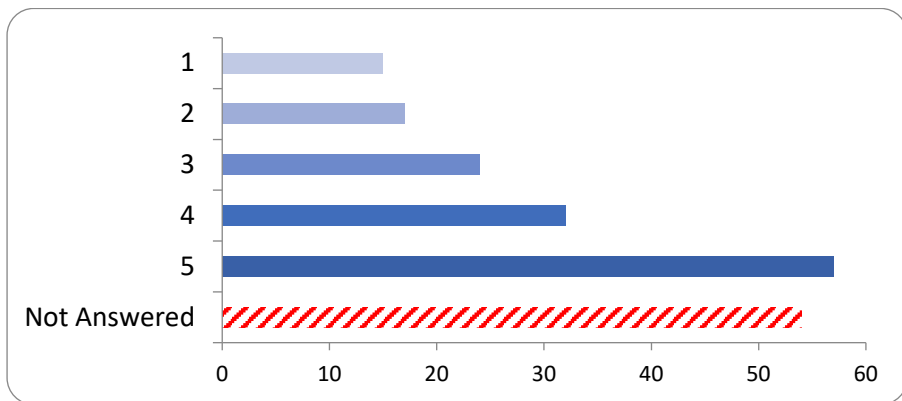


Option	Total	Percent
1	12	6.03%
2	6	3.02%
3	15	7.54%
4	17	8.54%
5	102	51.26%
Not Answered	47	23.62%

Locating development where it can do most to enhance biodiversity

There were 145 responses to this part of the question in the full survey. Four further responses were given – three scored 3 and one scored 5 (not included in the table below).

(Rank each from 1 for not important to 5 for very important)

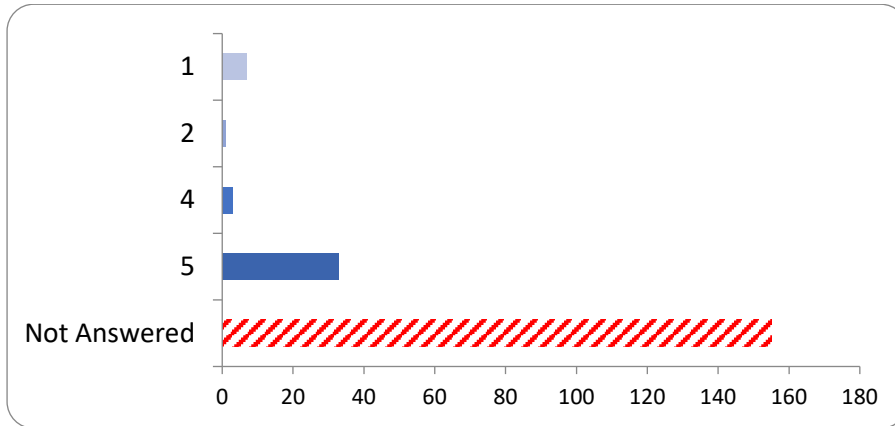


Option	Total	Percent
1	15	7.54%
2	17	8.54%
3	24	12.06%
4	32	16.08%
5	57	28.64%
Not Answered	54	27.14%

Other - please specify below

There were 44 responses to this part of the question.

(Rank each from 1 for not important to 5 for very important)



Option	Total	Percent
1	7	3.52%
2	1	0.50%
3	0	0.00%
4	3	1.51%
5	33	16.58%
Not Answered	155	77.89%

Other objectives

In addition to ranking objectives, there was an opportunity for people to specify 'other' objectives'. New objectives were suggested relating to infrastructure delivery including transport and social infrastructure, incorporating sustainability and environmental measures, transforming urban areas and developing a strong identity for Eastleigh. Other suggestions included improving the existing housing stock and supporting local communities, focusing on local housing needs and considering the impact of development on existing residents (both within the borough and in neighbouring areas), taking existing proposals and developments into account.

Most comments emphasised and explained the rankings above. In particular, this applied to comments about the amount of development proposed, including concerns about adverse impacts and suggestions to delay development until infrastructure was in place or locate development in one new town. There were also comments about the need to limit development to brownfield sites, empty homes and converting underused commercial buildings with greenfield sites only considered as a last resort. Environmental

issues were highlighted including protecting mature trees and hedgerows, tackling flooding and maintaining and improving water quality and water resources. There was scepticism that new development could enhance biodiversity.

Concerns were raised about the impact of increasing density on the quality of developments. Comments were also made on countryside issues, the need to protect and enhance the countryside (noting that some areas are in a poor environmental state) and a suggestion that some sites in the countryside may be suitable for employment uses. Other comments included comments about the Council, suggestions to limit developments to a new town or accessible locations, redevelop the most unattractive parts of the borough, build 'council housing' prioritising local need and a question about the relative impacts of New Forest and South Downs National Parks.

Other comments

Highwood: remove the "as possible" reference from meeting the need for new homes and business space

Southern Strategic Land – priority is meeting need for new homes and business space but should state "in full"

Thakeham and Wiseman Family: priority is meeting need for new homes and business space, and should state "in full"

Mac Mic: Council should aim to meet all housing / business needed (Gov letter and NPPF para 62). Eastleigh can meet its figure with major sites and SDO C is the most sustainable. In ensuring effective use of SDO land should not under or overestimate – up to 4,600 dwellings on SDO C is appropriate. SDO C is in a sustainable location to deliver a transport corridor between Southampton, OHH, Bishopstoke and Eastleigh. Bluestar buses support SDO C. Gaps are important and SDO C is the largest site outside of designated gaps.

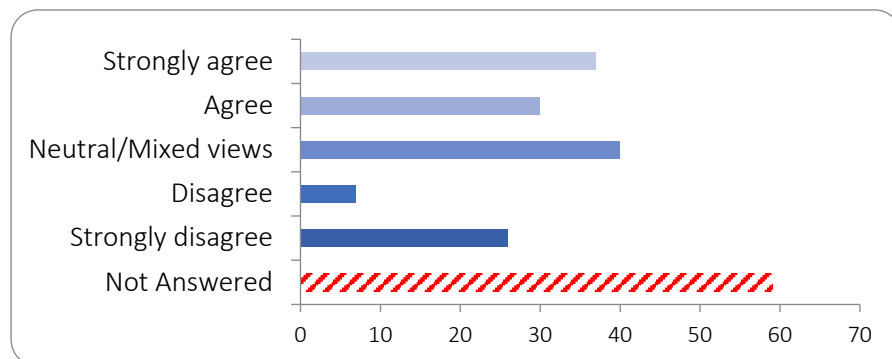
J Godding – sustainable locations and protecting settlement gaps and SDNP

Foreman Homes – key objective should be to ensure sufficient land is allocated to meet the development needs of the area in full, as well as any needs that cannot be met within neighbouring areas.

Key approach - 1 Climate change, biodiversity, the countryside and green space

Question 7: Do you agree or disagree with our suggested overall approach?

There were 140 responses to this part of the question in the full survey. Seven further responses were given – two disagreed, four agreed and one strongly agreed (not included in the table below).



Option	Total	Percent
Strongly agree	37	18.59%
Agree	30	15.08%
Neutral/Mixed views	40	20.10%
Disagree	7	3.52%
Strongly disagree	26	13.07%
Not Answered	59	29.65%

Question 8: Do you have any comments on this approach?

Number of responses	Summary of responses
5 responses	Request the approach is further strengthened.
Test Valley Borough Council	Support approach to tackle climate change, protect/enhance biodiversity, the country and green spaces by working together on issues and through the Local Nature Recovery Strategy
19 responses including Eastleigh Borough Conservation Alliance, Bellway, Bloor Homes Ltd (south of Maddoxford Lane, Maddoxford Farm and Holly Tree Farm); Mac Mic; and Telegraph Woods Nature Recovery Group	Calls for further clarity and detail on how the approach will be implemented with clear actions detailed. Some responses provided suggested wording. Allow for future changes in approach and Government policy allowing for further climate change mitigation. Allow Building Regulations and Future Homes to consistently regulate energy and water use and do not impose additional standards. (Ministerial statement to this effect is cited). Plan should focus on spatial elements of addressing climate change.

Number of responses	Summary of responses
Mac Mic	Support liveable (20 minute) neighbourhoods. SDO C can provide this and connect by public transport to Southampton and other settlements.
14 responses including Colden Common Parish Council	Concerns the approach is unlikely to be achieved or delivered either because there is insufficient land within the borough or because of the conflicting need to deliver new homes. No evidence of previous infrastructure and sustainable construction delivery.
11 responses	Concerns regarding existing flooding and concerns additional homes on greenfield sites will exacerbate flooding issues.
14 responses including H&loW Integrated Care Board	Concerns regarding loss of green space and the impact additional development will have on the natural environment including biodiversity and habitats. Some responses also suggest development should be focused within urban areas, especially town and district centres, and built at density.
35 responses including The Woodland Trust, Hallam Land, Redrow Homes Ltd and Capital Trust	<p>State issues highlighted in the approach are important including:</p> <ul style="list-style-type: none"> • Climate change mitigation • Move away from fossil fuels (noting that the Local Plan influence is limited to the local level) • Access to greenspace for health and wellbeing • Protection of countryside and settlement gaps, albeit enabling development on brownfield land within each designation • Biodiversity and habitats (including creating biodiversity corridors) • Maintenance of green spaces and climate mitigation projects • Green energy and solutions • Changes to development boundaries and character of area should enable some development in gaps
Sport England	Recognise sport has an important role to play in adapting to and mitigating the effects of climate change.
Historic England	Emphasise the contribution that heritage can make to climate change mitigation and adaptation and the benefits from an integrated approach to management of natural and historic environments.

Number of responses	Summary of responses
16 responses	Concerns regarding existing traffic congestion in the borough. Calls to address transport issues and their contribution to climate change (including air pollution). Requests for greater sustainable transport options.
34 responses including Hallam Land and Twyford Parish Council	Support reducing car usage and encouraging walking, cycling and public transport.
4 responses including the RSPB and Hamble Conservation Volunteers	Comments regarding specific policy including requests Eastleigh Borough Council's Biodiversity Action Plan is fully implemented and developments meet the national guidelines for delivering Suitable Alternative Natural Greenspace (SANG).
3 responses including New Forest National Park Authority, New Forest District Council and Test Valley Borough Council,	Endorses the need to mitigate recreational impacts on the Solent and New Forest, as well as the need to mitigate the adverse effects of development on nutrient neutrality in the Solent and Itchen River. Support for identification of sites and schemes specifically aimed at environmental mitigation.
Natural England	<p>No agreement with elements of the Eastleigh Borough Council Interim Mitigation Strategy (March 2022), including the reduced provision of Suitable Alternative Natural Greenspace (SANG), the lack of information on increasing visitor capacity at the Itchen Valley Country Park (IVCP) and lack of an accompanying monitoring strategy. The Interim Mitigation Strategy leads to a significant level of uncertainty remaining as to the effectiveness of the proposed in-borough measures.</p> <p>The SANG approach could also harm ancient woodland at the proposed site east of Allington Lane, due to pressure from increased access.</p> <p>We do not consider the current interim strategy is sufficiently evidenced or precautionary. If this approach continues to be taken forward to the Regulation 19 stage of the Local Plan, Natural England may question the soundness of the plan.</p>
2 responses including Natural England and Capital Trust	It is proposed the Local Plan set out a strategic approach, planning positively for the creation, protection, enhancement and management of networks of biodiversity. There should be consideration of geodiversity conservation in terms of any geological sites and features in the wider environment. Planning policies and decisions should contribute and enhance the natural and local environment, as outlined in para 188 of the NPPF. Plans

Number of responses	Summary of responses
	<p>should set out the approach to delivering net gains for biodiversity but not exceed levels and provision of BNG set out in national policy / guidance. Net gain for biodiversity should be considered for all aspects of the plan and development types, including transport proposals, housing and community infrastructure.</p> <p>The Local Plan should be underpinned by up-to-date environmental evidence, including on the area's soils. This should include an assessment of existing and potential components of local ecological networks. This assessment should inform the Sustainability Appraisal, ensure that land of least environment value is chosen for development, and that the mitigation hierarchy is followed and inform opportunities for enhancement as well as development requirements for particular sites.</p>
Natural England	<p>Support for the designated sites screened into Habitat Regulations: New Forest SAC (special area of conservation) / SPA (special protection area) /RAMSAR; River Itchen SAC; Solent Maritime SAC; Solent and Southampton Water SPA /RAMSAR; Solent & Dorset Coasts SPA; Solent Wader and Brent Goose Functionally linked Land.</p> <p>Once the Strategic Development Options (SDOs) and small/medium sites are taken forward to the Preferred Options stage of the plan making process, these sites, and any new ones should be subject to further screening. Strategic mitigation, if required, should be discussed in consultation with Natural England. Sufficient effective and evidenced mitigation should be identified for the Local Plan to enable all development allocations to be deliverable.</p>
Natural England	It is recommended that the Plan address the traffic impacts upon air quality associated with new development, particularly where this impacts on European sites and SSSIs.
10 responses including Bellway and Croudace/Highwood, Bloor Homes (south of Maddoxford, Maddoxford Farm and Holly Tree Farm) Miller Homes, Southern Strategic Land, Wiseman Family	Broad support including proposals for sites for environmental mitigation/sustainability and focus on climate change emergency.

Number of responses	Summary of responses
3 responses including Bloor Homes Ltd (south of Maddoxford Lane, Maddoxford Farm and Holly Tree Farm)	Suggestion that draft policy allows for potential change in Government policy over time.
Natural England	It is recommended that climate change adaption is considered, recognising the role of the natural environment to deliver measures to reduce the effects of climate change, for example tree planting to moderate heat island effects.
2 responses including Gladman and New Forest National Park Authority	Agree with need to align with enhancements and conservation of nature through the Local Nature Recovery Strategy and to identify when off-site BNG would be best.
2 responses including Gladman and Exdell	Reducing energy and water use should be in line with national building regulations, which from 2025 will be zero carbon ready. (If the Council wish to go further, they should consider the Ministerial Statement of December 2023).
5 responses including Gladman and Bloor Homes Ltd (south of Maddoxford Lane, Maddoxford Farm and Holly Tree Farm) and Tim Browning	Noted the benefits of specific sites to address these challenges.
1 response	Agree with the Inspector's decision letter regarding application ref: F/20/87625 (Land to the rear of Sovereign Drive) - the appeal was dismissed, based on the protection of the settlement gap and the impact on the countryside
2 responses (Gladman and Tim Browning)	Supports liveable neighbourhoods, services and facilities within walking distance and provision of green spaces.
2 responses including Barratt David Wilson and Miller Homes	Ensure DM policies deal with latest national policy and Future Homes Standard for sustainable construction and energy efficiency and take account of this in Local Plan viability assessment.
Barratt David Wilson	Undertake strategic review of settlement gaps to ensure growth can be accommodated in most sustainable locations.
Barratt David Wilson and Exdell	Identify strategic mitigation to address environmental issues including specific sites for SANGs and nutrient mitigation.
1 response (Tim Browning)	Welcome commitment to identifying and safeguarding sites for environmental mitigation.

Number of responses	Summary of responses
1 response (Tim Browning)	It is important to ensure that sustainable growth is not unduly constrained and settlement expansion into adjacent areas of land can deliver much-needed housing while integrating high-quality environmental enhancements.
Persimmon	Approach should expressly link to the need to locate new development near to existing public transport facilities including railway stations.
Persimmon	Disagree with statement in paragraph 11.3 about role of countryside in separating settlements. This is not accurate as only some parts of the countryside perform this role, and these should be clearly identified based on minimum areas required.
1 response	Better to use brownfield sites, but of the options, Option C would be the best, with the inclusion of a new railway station in Allington Lane.
Redrow Homes Ltd	Support low carbon homes and Council's aspirations to select locations for new development that would enable sustainable lifestyles, reducing need for travel and providing safe, attractive and well-connected cycle and walking routes and access to public transport.
Redrow Homes Ltd	National policy and legislation on biodiversity improvement and landscape conservation will change during the drafting of the plan and will need to be reflected. Any BNG above 10% will need to be supported by robust evidence.
NHSPS	Support policies that promote carbon neutral development and the securing of financial contributions where on-site carbon mitigations cannot be met (which could be used on NHS property).
Exdell	<ul style="list-style-type: none"> • Support sustainable transport but shouldn't overly on this – cars will be important • Measures should be deliverable
Southampton City Council	<ul style="list-style-type: none"> • Support approach to flood risk, biodiversity, open spaces, climate change and ongoing PfSH dialogue • Should consider energy infrastructure / decarbonisation
Hampshire County Council	<ul style="list-style-type: none"> • Reference Local Nature Recovery Strategy • Consider health impacts of climate change
1 response (Miller Homes)	Support the delivery of electric vehicle charging for every plot, photovoltaic (PV) panels, a fabric first approach to building design and air source heat pumps, where suitable.
Hallam Land and 1 other	Support for locating development close to urban areas, enabling a range of sustainable transport options to be available to residents which would, on average, result in a greater

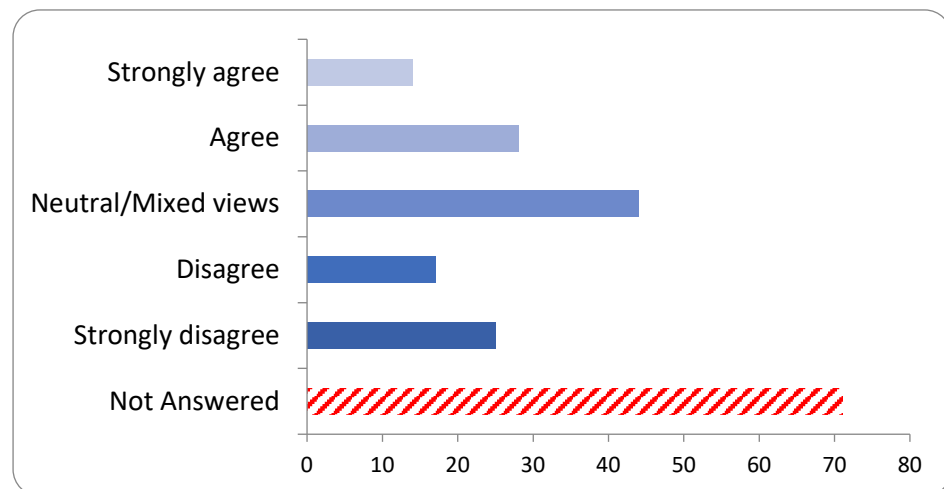
Number of responses	Summary of responses
	carbon emission reduction. Endorsement of the Local Transport Plan, which advocates a holistic approach where policies support local living, integrates transport and strategic land use planning, and supports proactive master planning of new development sites.
2 responses -Southern Strategic Land, Wiseman Family	Too much emphasis on protecting countryside and strategic gaps, settlements can retain identity without needing physical gaps e.g. West End.
1 response	Comment that making new green areas is not adequate as replacement habitats for those lost.
1 response	States developments should protect trees with Tree Preservation Orders (TPO) and trees that warrant a TPO.
2 responses	Calls for developers to take more responsibility in improving biodiversity, reducing impact on the natural environment. Also states developers need to be held accountable for sewage and water.
Botley Parish Council	Suggests objectives are measured to establish a systems-based and open data approach.
Environment Agency	<p>Water Supply and Disposal</p> <ul style="list-style-type: none"> • Suggests the Council liaises with Southern Water to ensure there is capacity both within the sewerage system and at the relevant treatment works to accommodate the quantum of development proposed. • States Chickenhall Wastewater Treatment works is constrained as it to the River Itchen which is internationally designated. • Water efficiency measures should be promoted and incorporated in development wherever possible. • Would welcome a policy relating to water efficiency within the new plan as there currently is in the adopted plan. • The plan should provide clear policy direction ensuring that water quality is protected to prevent deterioration and enhanced wherever possible. This could include a policy direction for de-culverting, removal of redundant structures from main rivers and maintaining corridors to buffer watercourses.
Colten Care Limited	Support approach. States any emerging development management policies should ensure that they are consistent with the NPPF, specifically chapters 9 (Promoting Sustainable

Number of responses	Summary of responses
	Development), 14 (Meeting the challenge of climate change, flooding and coastal change) and 15 (Conserving and enhancing the natural environment).
Bluestar	<p>Climate change can't be addressed without addressing development / transport. In line with NPPF there is a need to reduce distance travelled and support active / public transport. "Delivering high quality infrastructure" is too vague. Alternative wording needed including less energy intensive social / transport / energy infrastructure. Support recognition of air quality / congestion as issues.</p> <p>Para 11.2 implicitly recognises transport has environmental impacts – re emissions. Support 20 min neighbourhoods but these already exist and given complex trip patterns haven't reduced car use. So, the plan must work much harder to achieve modal shift – particularly on journeys over 2 miles where public transport / car sharing will be most credible. A modern 70 seat bus has a tiny fraction of the emissions of a car. We are working towards zero carbon.</p>
1 response	Suggested wording provided to request swift bricks in new development.
1 response	The chosen location should meet the needs of the population who will live there, as well as visitors and new businesses. The impact in terms of pollution, congestion and degradation of existing facilities should also be considered.
1 response	Sustainable development should include the concept of a development of less than 100 units

Key approach 2 – Creating Communities

Question 9: Do you agree or disagree with our suggested overall approach?

There were 128 responses to this part of the question in the full survey. Ten further responses were given – two strongly agreed and eight agreed (not included in the table below).



Option	Total	Percent
Strongly agree	14	7.04%
Agree	29	14.07%
Neutral/Mixed views	44	22.11%
Disagree	17	8.54%
Strongly disagree	25	12.56%
Not Answered	71	35.68%

Question 10: Do you have any comments on this approach?

Number of responses	Summary of responses
31 responses	Concern about impact on existing communities and the need to improve existing facilities including village centres. Specific issues mentioned included the overall amount of development, noise and pollution, congestion, education and health services (including reference to the impact of recent development in Boorley Green). The concern was also raised about large developments fundamentally changing the size and character of existing communities such as Hamble. The need to specifically consider links to, and impact on, existing communities was also raised.
33 responses including Bellway, Barratt David Wilson, European	Commented on what's needed for sustainable communities – appropriate sustainable locations including smaller sites; a mix of ages and circumstances of people, more local

Number of responses	Summary of responses
Property Ventures (site 33), Croudace/Highwood and Great Oak Care Homes , Southern Water, Highwood (Chickenhall), Tim Browning, Redrow Homes Ltd	facilities, a mix of housing including affordable and specialist housing, employment, green spaces, SuDS, communal areas and gardens (private and communal), health and education, health communities, policing, social care, transport infrastructure, off road pathways and cycleways joining up with wider networks and accessible transport links. Comment that the provision of services and facilities is best achieved through partnership working and about the importance of also planning activities and group to help build communities. Supporting infrastructure needed early in construction programmes. First bullet point should read <i>Providing a mix of homes, including affordable homes and specialist accommodation for older persons</i>
12 responses	Concern about funding and delivery of infrastructure including concerns that developers will not deliver infrastructure, how provision will be joined up and that there insufficient infrastructure is planned for the number of new homes. No evidence of previous delivery. Comment that infrastructure funding needs to be tested for viability and meet CIL tests
9 responses	Disagree with the need for development or commented on the need to protect countryside
3 responses	Need to plan and fund community cohesion and state difficulties delivering communities
1 response	States importance of delivering children’s play and space for recreation within developments.
Historic England	Commented on the need to recognise importance of local context, see website including 'Heritage Counts' webpages which highlight the role of heritage in development and place.
H&loW Integrated Care Board, Churchill Living / McCarthy & Stone	Support for general approach - developers must consider the cost of providing healthcare infrastructure these when negotiating land values and development viability
Sport England	Commented on the need for specific reference to places for sport, movement and physical activity
Itchen Scouts	Noted that community buildings are not ideal for scouts and give example of difficulties faced when using a community building (Norman Roadway Pavilion), with rent increases, service charges and lack of access
Itchen Scouts	Noted the need for appropriate community facilities for the activities undertaken. Scout halls are typically used every night and at weekends and include storage for bulky items and outside space suitable for activities such as fire lighting (and water activities for sea scouts). Concern that existing sea scout facilities could be jeopardised by redevelopment and would request a new Scout Hall in the southern part of the borough.

Number of responses	Summary of responses
Itchen Scouts	Request that, alongside the provision of new homes, suitable protection is enshrined in policies to ensure the continued success of existing Scout facilities, including protection of existing waterside facilities and the district's key facility at Cricket Camp, River Hamble Country Park.
6 responses including Croudace/Highwood, Southern Water	Comments on the importance of timing with the need for infrastructure and connections to public transport to be delivered upfront or parallel to development. Also concerns that this provision relies on others to deliver infrastructure improvements (including underground infrastructure) and need to take viability into account. Developers should be aware of utility infrastructure and need to give access and for upgrades.
Mac Mic	Agree with approach: using a mix of homes and effective use of land to create vibrant communities. SDOs are more likely to achieve this, so should be clearer they are a necessity.
Redrow Homes Ltd	Noted that very few elements of the plan are mutually exclusive and the interdependencies need to be considered when drafting the Local Plan. Best practice should include 'soft' planning to help people mix and met, informed and shaped by existing networks within the wider community.
Guide Dogs	Note that initiatives to revitalise and regenerate towns and cities, and improve transport, walking and cycling infrastructure, will lead to major changes in public realm. People with a vision impairment will most likely benefit from regeneration of their hometowns and town where they work. If these schemes are completed in a non-inclusive way it will make everyday life more difficult including accessing jobs, recreational activities or public services. Increasingly Guide Dogs hear that street designs are creating barriers for disabled people, see submitted research on paths and bus stops.
Bloor Homes Ltd (south of Mortimers Lane)	Concern that approach does not go far enough in meeting housing needs and should include a spatial strategy to establish overall direction
Persimmon Homes	Noted that it is equally important that the Council identifies infrastructure needs at each location and understands the cumulative effect on development and impact on other aspects such as affordable housing provision.
Persimmon Homes	Opportunities should be taken to locate development where existing strategic infrastructure can be used to reduce burden on development and deliver affordable housing and other benefits

Number of responses	Summary of responses
Redrow Homes Ltd	Supports, in principle, a vision for mixed communities where a variety of housing types and tenures are available, which also support the delivery of affordable housing. Affordable housing delivered as a proportion of a majority market led housing site is likely to continue to be the most appropriate way to deliver affordable housing in large numbers and will need to remain a cornerstone of the Councils' housing strategy.
6 responses (Tim Browning)	<p>A range of comments were made on the appropriate type of sites. Preferences for given for and against:</p> <ul style="list-style-type: none"> • strategic sites - which can incorporate and fund their own infrastructure but can face significant delivery and viability issues; • small and medium sites - which can be delivered quickly and use mechanisms since as CIL to fund infrastructure but could deliver more fragmented development) or • new towns – preferred instead of expanding existing settlements. <p>The NPPF requirement for 10% of the requirement to be delivered on sites no larger than one hectare unless strong reasons against was also highlighted.</p>
1 response	Permission should be granted to more dwellings within the curtilage of an existing building, and more apartments created from derelict buildings. Winchester has such examples.
1 response	Support range of affordable homes in sustainable environment
4 responses including Bloor Homes (Holly Tree Farm, Maddoxford Farm, south of Maddoxford Lane), McCarthy & Stone / Churchill Living	Noted the importance of setting out requirements for infrastructure and facilities - i.e. an appropriate evidence base incorporating a separate assessment of older persons' accommodation - to create communities so viability considerations can be assessed and taken into account.
7 responses	Other comments included the importance of design in integrating development into the existing urban areas, the potential to provide contributions towards new facilities in the neighbourhood and that the larger the community, the more infrastructure is needed. There was support for providing business space to create local jobs. There was also scepticism about local jobs near homes reducing car use, concerns about development attracting people from outside the borough leading to congestion and about the impact on social cohesion of high proportion of social/affordable housing.
4 responses, including Abri, St. Philips, Thakeham	Support general approach to provide new homes in new communities.

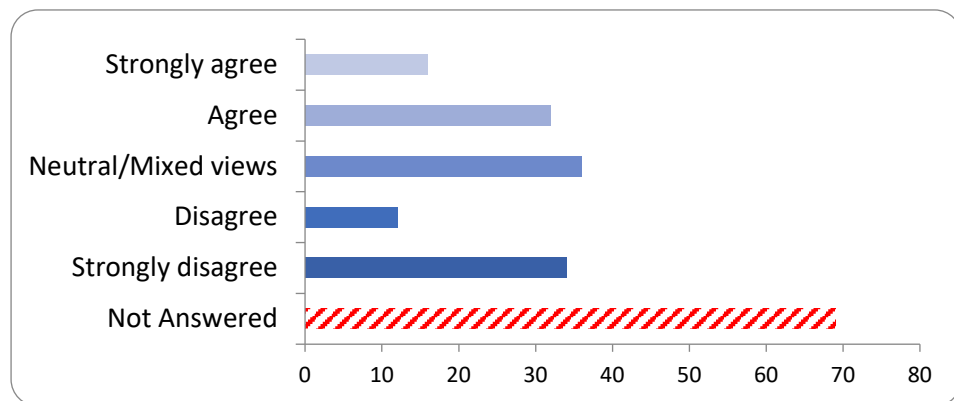
Number of responses	Summary of responses
Gladman and Bloor Homes Ltd (south of Mortimers Lane)	Strategic sites should include the facilities / infrastructure to create communities. However, the plan should not rely solely on strategic sites and should include a range of smaller sites (different sizes / location) to meet different needs / facilitate delivery.
4 responses Bloor Homes (Holly Tree Farm, Maddoxford Farm, south of Maddoxford Lane), Redrow Homes Ltd	A key aspect for smaller sites is the provision of new, or improvements to existing to deliver, high-quality walking and cycling routes to connect with wider areas and services and public transport options. Noted the need for partnership working to achieve this.
4 responses Bloor Homes (Holly Tree Farm, Maddoxford Farm, south of Maddoxford Lane), Redrow Homes Ltd	Noted the benefits of their site.
Bloor Homes Ltd (west of Tollbar Way)	Referred to earlier response on question 1
Exdell	Generally supportive but shouldn't overly focus on co-locating businesses with residential as this can be difficult Re factoring in infrastructure costs at an early-stage, developers have often agreed a minimum price whereas our sites promoted by landowners is more flexible
Hampshire County Council	<ul style="list-style-type: none"> • Support planning of communities, consider LGA guidance on healthy places. • 'walking / cycling' should include 'wheeling'
Highwood (Mallards)	Further reference needed to plan for different groups to strengthen communities, including specialist accommodation for older people and other groups
3 responses (Southern Strategic Land, Wiseman Family and Tim Browning)	Small sites can connect to and contribute to upgrade of existing nearby facilities
3 responses from Thakeham (Allington)	Making efficient use of land in both urban and greenfield locations to meet housing need should be principal approach, the rest can be addressed through master planning.
CPRE Hampshire	Do not consider the quantum of greenfield site required in the Issues and Options document to be justified. States the following should be done: <ul style="list-style-type: none"> • Requests a more ambitious strategy to increase density in existing built-up areas • Review of vacant commercial space

Number of responses	Summary of responses
	<ul style="list-style-type: none"> • Empty homes should be brought back into habitation as primary dwellings • Build homes on car parks
Botley Parish Council	States importance of delivering the right infrastructure to support a successful community. Increase housing density and not car dependent residents.
Colten Care Limited	Support approach. Support efficient use of land and suggests the approach recognises the role existing local plan housing allocations can make to meeting housing need.
Bluestar	<p>Para 12.2 – Support increasing self-containment / densities– even to 40 dph which greatly helps support services including buses.</p> <p>Support para 13.2 – highest density in most accessible locations. Bus services, particularly nodes with other facilities/rail should be part of this.</p> <p>Mixed uses in larger developments sound logical but the locations often don't meet business needs and can conflict with residential amenity. Furthermore, they don't reduce travel as people don't choose to live and work in same area. Plan should align Bus Improvement Strategy with bus priority / advantage measures for strategic sites. Support recognition of adjacent existing communities in terms of increasing self-containment re services.</p>
1 response	The green area east of the airport and bordered by Allington Lane has a railway line running through it. A new station and a direct road link to a new M27 junction would help reduce traffic congestion in the area.
1 response	We need sites that expand existing communities without destroying important gaps or wildlife corridors, or which exacerbate the problem of drainage.

Key approach 3 – Optimising use of land

Question 11: Do you agree or disagree with our suggested overall approach?

There were 130 responses to this part of the question in the full survey. Six further responses were given – two strongly agreed and four agreed (not included in the table below).



Option	Total	Percent
Strongly agree	16	8.04%
Agree	32	16.08%
Neutral/Mixed views	36	18.09%
Disagree	12	6.03%
Strongly disagree	34	17.09%
Not Answered	69	34.67%

Question 12: Do you have any comments on this approach?

Number of responses	Summary of responses
21 responses, including Capital Trust	Comments about building on greenfield land or flood plains and too much development. Also comments on the need to retain green gaps and safeguard settlement gaps and green space, albeit envisaging development of brownfield land within either gaps or in the Countryside and considering designations such as 'grey belt'.
16 responses	Comments stating develop brownfield sites first, use least land as possible and danger of fragmented development with so many small and medium sites.
8 responses	Other suggestions, build new town, increase density in existing permitted sites and in Eastleigh town centre (and reuse empty space), finish development under construction and create new villages, greenfield land will be needed too.
23 responses including Bellway, Capital Trust, Barratt David Wilson, Croudace/Highwood Gladman,	Comments supporting intensification and the efficient use of urban and greenfield land. The borough is small, so this is important to meet housing need, create vibrant communities, support services / facilities and protect the countryside. Appropriate urban density to

Number of responses	Summary of responses
Great Oak Care Homes, European Property Ventures (site 33), Bloor Homes Ltd (Holly Tree Farm, south of Mortimers Lane, Maddoxford Farm, south of Maddoxford Lane), Highwood (Chickenhall, Mallards), Redrow Homes Ltd, Sigma Strategic Land, Tim Browning, Thakeham (Allington) and Southampton City Council	minimise car use and centre new houses around amenities and along bus routes and near train stations whilst reflecting local environment/landscape context and higher density schemes of 40-50 dph including 3 storey development and apartments. Noted that the density of development should be appropriate to the type of development proposed. Also noted that more homes are needed, including greenfield sites. Some noted that small and medium sites can be delivered relatively quickly and provide higher densities. Flexibility on densities needed. Some noted that Strategic sites have ability to deliver higher numbers and infrastructure. They need master planning to achieve design quality and a holistic approach.
Mac Mic	SDO C is in control of promoters so can deliver holistic approach to ensure land is used efficiently / to high quality of design and layout.
15 responses include Redrow Homes Ltd	Comments about where higher density works – in and near town centres, in the middle of developments, close to existing urban areas, next to transport facilities and infrastructure. Also comments where higher density was not appropriate – at the edge of development as need a soft edge bordering countryside, to create soulless housing estates without sufficient facilities. Comment that densities need to be managed on a case-by-case basis, avoiding blanket minimum densities. Site specific policies should be used to guide the most efficient use of each site.
19 responses	Issues with higher density – concerns that it can lead to poor social, community, health and lifestyle outcomes and a poor-quality environment. Specific concerns raised about lack of public and private open space; reductions in car parking (and safety/visual implications of unplanned parking) and access for disabled people; congestion; concerns that can feel cramped and overcrowded, social problems and anti-social behaviour; with high, tall, ugly buildings; and adverse impact on existing areas; may not be what market prefers; may not be able to be close to facilities.
10 responses	Comments about the criteria for high density - in keeping with the character of the area, remains viable and supported by sufficient infrastructure. Also, need to plan for the number of cars including trade and delivery vehicles and provide adequate parking and to ensure higher density housing remains affordable and accessible.

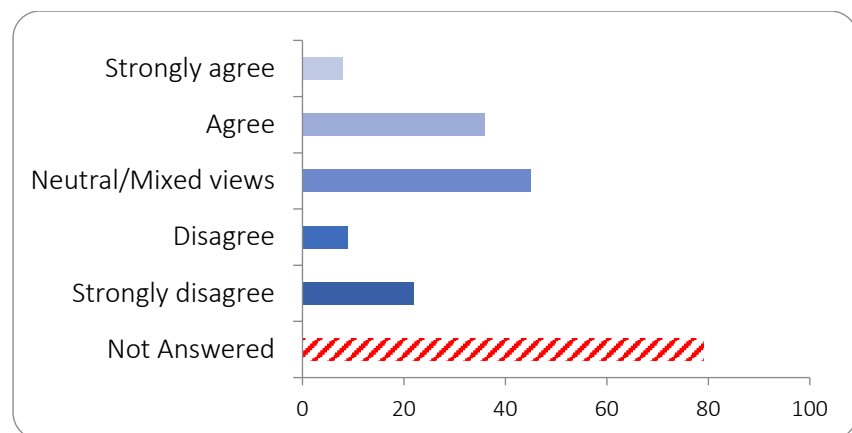
Number of responses	Summary of responses
4 responses	Need to consider interaction between policies such as open space, SuDS, tree, biodiversity net gain, cycle and bin storage, housing mix, residential space standards, accessible and adaptable dwellings, energy efficiency and parking provision. Also need to consider the demand for housing in the HMA to provide the correct mix of homes.
1 response	Achieve efficient use of green spaces by enabling them to perform more than one function.
5 responses Bloor Homes Ltd (Holly Tree Farm, south of Mortimers Lane, Maddoxford Farm, south of Maddoxford Lane), Highwood (Winchester Rd)	Need to consider other factors in addition to density including specific site characteristics and space standards and policies should not be too prescriptive on densities.
4 responses	Need balance, green spaces and protecting designated areas for nature conservation and should not be at the expense of quality of the environment and space.
7 responses	Other comments include scepticism about whether people will cycle, wheel or walk if thousands of houses are crammed on a single site and about the motives of the council. There were questions about delivery, comment about controlling the use of land until the plan is adopted and disagreement that EBC makes efficient use of land. It was stated that there is no guarantee that land is spared by higher density development as it could be developed in the future.
1 response	Calls for the council to use compulsory purchase powers to facilitate high-quality development and ensure delivery.
Historic England response	Not enough detail to comment yet. Happy to comment on Quality Places.
Sports England response	Agree with community use of school sports facilities but not at the expense of good quality facilities.
Barratt David Wilson	Should also refer to optimising use of land in accordance with settlement hierarchy including tier 3 settlements.
Barratt David Wilson	Approach should also be accompanied by updated Parking Standards SPD and Quality Places SPD and should have support of Hampshire County Council.
Bloor Homes Ltd (west of Tollbar Way)	Note impacts that come with densification of urban areas and the need to ensure contributions from urban areas are reasonable and justified (referred to response on question 1)

Number of responses	Summary of responses
Exdell	Strongly support higher densities to minimise greenfield sites. The current Quality Places SPD is too prescriptive. The revised SPD should have guiding principles and flexibility, which will also help local distinctiveness.
Hampshire County Council	Agree. Support Quality Places SPD that balances high density with health. Use accessibility metrics to identify locations for high density growth. Local Transport Plan 4 masterplan guidance will illustrate how sustainable transport can be integrated with well-designed places.
4 responses including Hallam Land, Thakeham, Abri and Durley Parish Council	Support for general approach to increase density and ensuring that developments make optimal use of the potential of each site as per NPPF #130
Abri	States Quality Places SPD should provide a local view on design codes and not duplicate national guidance.
Durley Parish Council	Open spaces should have multiple functions (e.g. leisure, settlement gaps and biodiversity).
3 responses (Highwood and Tim Browning)	Siting new development near existing facilities/services/schools improves the vitality and viability of these areas.
Botley Parish Council	States the Local Plan should ensure housing is densified with purpose to provide appropriate homes for the population needs. Note this can run counter to what is economically affordable from a developer perspective.
Colten Care Limited	Support approach that the Council will work with landowners to review the level of development which can be achieved on sites allocated in the adopted Local Plan.
Bluestar	Support 13.3/13.4/13.5 – this is achievable/will support distinctive places. High densities mean parking provision challenging and roads can become clogged. Need to be realistic about reducing parking on bus routes. EP/HCA 2006 guidance on this still highly relevant. Bluestar is keen to be involved in the Quality Places SPD – we are issuing guidance on design re buses.
4 responses	Development should be sited close to adequate transportation links
1 response	Concerns new build development is empty and questions need for additional homes

Key approach 4: Town, District, Local and Neighbourhood Centres - general

Question 13: Do you agree or disagree with our suggested overall approach (4 and 4a)?

There were 120 responses to this part of the question in the full survey. Seven further responses were given – one strongly agreed, four agreed, one was neutral and one disagreed (not included in the table below).



Option	Total	Percent
Strongly agree	8	4.02%
Agree	36	18.09%
Neutral/Mixed views	45	22.61%
Disagree	9	4.52%
Strongly disagree	22	11.06%
Not Answered	79	39.70%

Question 14: Do you have any comments on this approach?

Number of responses	Summary of responses
3 responses including Hamble Parish Council	It is stated that is important to protect centres and convert and repurpose shops / empty units to residential use, albeit not unconditionally.
17 responses	There is support for protection of smaller settlements and countryside - by developing within and intensifying urban centres, also through a mix of uses.
3 responses including Great Oak Care Homes	States there should be no overprovision of retail within centres, as shops are anyway suffering nationally and to reflect shift to online shopping.
19 responses including Colden Common Parish Council	Support for the Council's general approach to centres, provided they do not lose their character - to be realised alongside health-checks and transport / mobility measures that ensure connectedness and sustainability.

Number of responses	Summary of responses
2 responses	No neighbourhood centre at Boorley Green, this is needed; the area, along with Horton Heath, is poorly served and already over-developed.
2 responses	There needs to be more thought given to providing more GP provision/medical centres before any further residential development, as well as road congestion issues.
2 responses	There is support for provision of centres within new SDOs – but these must be durable.
3 responses	Objections are expressed to overall approach: services and facilities are already stretched without needing to provide for new inhabitants and to overdeveloping the wider borough.
Historic England	States there was too little from a heritage perspective to enable comment.
11 responses including Bellway and Bloor Homes (Holly Tree Farm, south of Mortimer Lane, Maddoxford Farm, south of Maddoxford Lane), Highwood (Chickenhall, Winchester Rd, Mallarads), Sigma Strategic Land, Southern Strategic Lane. Tim Browning	Support for approach to settlement hierarchy and new development supporting current facilities. Also support for proposal to reclassify Boorley Green as a larger village and Horton Heath. Noted scope for Fair Oak to become a tier 2 settlement subject to the delivery of the SDO and supporting infrastructure. Support Bursledon classification. Note new local centre planned for One Horton Heath and ones constructed at Boorley Park and Boorley Gardens Rd
Tim Browning	Notes that current strategic developments such as Boorley Green are delivering significant new services and facilities that provides the foundations for accommodating additional housing development in a sustainable manner and sustaining these services and facilities.
Great Oak Care Homes	Suggested emphasis on providing new leisure facilities within walking and cycling distance of existing and new communities.
Great Oak Care Homes	Suggestion that 'Larger village' category is split into Tier 1 and 2 due to the significant range in size and provision of facilities and services
Redrow Homes Ltd	Supports principle of flexibility in various centres to support vibrancy and vitality
Barratt David Wilson	Should dovetail town, district and local centres strategy with emerging spatial strategy with commensurate retail, leisure and community services provision in respective centres. Local Plan should also identify opportunity for higher density development on sustainable sites which are well connected and accessible to centres.
Exdell	<ul style="list-style-type: none"> • Urban areas will be saturated before needs are fully met.

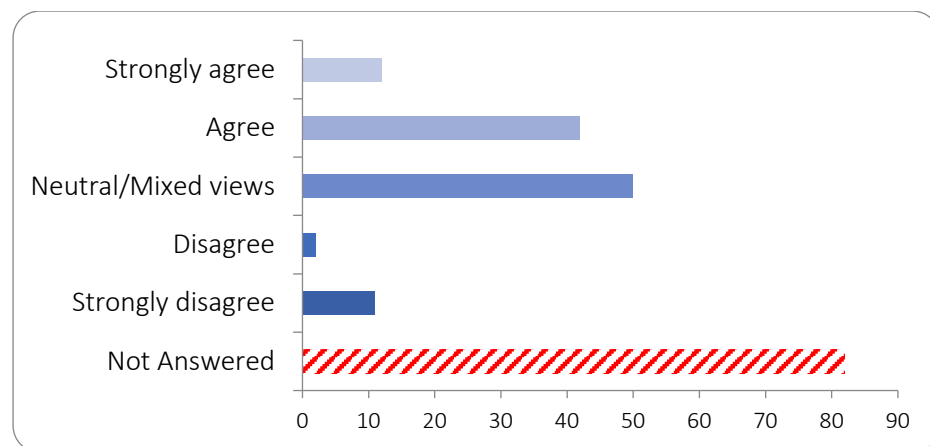
Number of responses	Summary of responses
	<ul style="list-style-type: none"> • Focussing retail / leisure etc on centres is reasonable, but these uses also exist elsewhere and can be expanded / some leisure uses need out of centre locations.
Hampshire County Council	<ul style="list-style-type: none"> • Local centres should be accessible – requires active travel infrastructure and viable bus services. Should include storage facilities. • Support development in centres. Evidence on viability of services would be useful. • LTP4 has guidance on street scene design
Wates (Industrial and Residential)	<ul style="list-style-type: none"> • Agree that development should be located mainly in urban areas, for housing and employment, but also around the identified towns and larger villages.
1 response	States residential above flats can be problematic.
1 response	Broadly support the Plan's objectives. We encourage the inclusion of a policy supporting and protecting community facilities
1 response	The Eastleigh area, in particular Allington Lane, Fair Oak and Botley has already been overdeveloped
Mac Mic	Agree with hierarchy of centres. However, SDOs should create new centres. SDO C is proposing local centres, schools, employment, and public transport. SDO A will be more dependent on existing facilities and Wyvern School has no capacity.
CPRE Hampshire	Suggests additional storeys are added to low-level shops in Eastleigh town centre to deliver affordable housing. Requests the future use of the Swan Centre is further investigated. Recommends existing car parks are used to provide housing.
Botley Parish Council	Increase the amount of live/workspace that encourages economic activity on the ground floor with residential living above.
Colten Care Limited	Support the settlement hierarchy. In particular, support classification of Bursledon as a tier 3 settlement.
Bluestar	Car dependent large out of centre facilities often have poor public transport and weak pedestrian links (e.g. Asda CF and Hedge End retail park). The latter large retail area has poor walking connections within it. Whiteley is much better. Societal change is affecting centres. Local centres with day-to-day facilities are resilient but district centres are affected, e.g. Hedge End centre.

Number of responses	Summary of responses
	<p>Para 14.3 implies support for smallest centres. Nationally attempts to prop up town centres through planning policy has proved ineffective, because alternatives have free car parking. Flats above shops is logical but can be difficult to convert to flats.</p> <p>Strongly support improving access to centres by active/public transport and public realm of centres. Unlikely to be used for short trips to centres and bus stops can be tired. However, centres (with multiple facilities) can be attractive points for people to board / alight buses.</p>
1 response	Strongly oppose SDO A – it would destroy an AONB and would bring a huge added burden on to M3 (B3335)
1 response	We need to prevent Eastleigh and Southampton from merging.
2 responses	Urge the prevention of harm to the South Downs National Park.
1 response	There is not enough commercial development. Without local jobs the people moving to the newly developed area will need to commute to work.

Key approach 4a: Eastleigh town centre

Question 15: Do you agree or disagree with our suggested overall approach?

There were 117 responses to this part of the question in the full survey. Three further responses were given – one strongly agreed, one agreed and one was neutral (not included in the table below).



Option	Total	Percent
Strongly agree	12	6.03%
Agree	42	21.11%
Neutral/Mixed views	50	25.13%
Disagree	2	1.01%
Strongly disagree	11	5.53%
Not Answered	82	41.21%

Question 16: Do you have any comments on this approach?

Number of responses	Summary of responses
25 responses including Botley Parish Council	General support for Town Centre Approach.
Historic England	Agreement, in principle, with Town Centre Approach and general support for Eastleigh's railway and industrial heritage. Suggestion to update heritage topic paper from 2014.
3 responses	Support for approach on condition that traffic is reduced.
7 responses including Colden Common Parish Council	Agree with approach – but also convert (ground floor) vacant retail units to residential / other uses and create employment opportunities.

Number of responses	Summary of responses
7 responses	It is stated that Eastleigh town centre has a poor reputation, is unappealing - and does not improve - despite successive council interventions, would need major improvements.
4 responses	Specifically, as regards the Swan Centre, opinions are mixed: that it could be redeveloped for housing, but also that further diversification could be introduced to reduce shop vacancy rates.
3 responses	Countryside and rural settlements need protection before they are altered beyond repair (these responses are not truly relevant to the consultation question).
3 responses	Town Centre above all needs to be made safe - as well as accessible to the less able - in turn this could help promote the town's evening economy.
Woodland Trust	According to the non-governmental organisation Eastleigh town centre has low tree cover, comparatively (5% in parts) – it is suggested to employ Tree Equity mapping and make additional planting a key policy goal for town centre.
Croudace/Highwood	SDO A could assist with highway improvements and infrastructure delivery around the Station Hill area.
Guide Dogs	Noted that schemes to revitalise and regenerate towns and improve cycling and walking infrastructure can have a significant impact on people that use them including guide dog owners and people with a vision impairment. If aspects are completed in a non-inclusive way, it can make maintaining a job, accessing recreational activities, or accessing public services, more difficult for people with a vision impairment.
Barratt David Wilson	Balance provision of retail and leisure facilities between north and south of borough, consistent with Local Plan strategy.
Hampshire County Council	Support protection of Leigh Road recreation ground (which also supports active travel); consider adapting to overheating (urban greening).
2 responses	Need a plan to attract new businesses to provide employment for new residents.
Mac Mic	Improved public transport corridor through SDO C will connect to Eastleigh town centre.

Number of responses	Summary of responses
Bluestar	<p>This is a larger centre with bus/rail interchange potential – needs to be more attractive/ convenient – rail currently cut off by road/town centre facing the other way.</p> <p>We support the approach. However, need to be realistic a large-scale development / retail scheme would be challenging given viability and rapid changes in retail. An approach which has clear aims but is then flexible is best.</p>
10 responses	Support for housing in the town centre to maximise rail and public transport links. Some state this should be at high density.
1 response	States Eastleigh railyard should be better utilised.

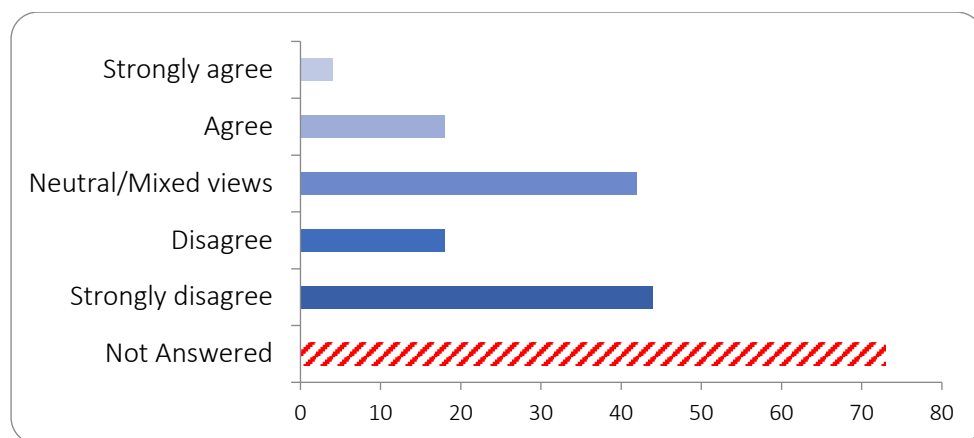
Key approach 5 - Need for development

Need for New Homes

Need for new business space

Questions 17 and 19: Do you agree or disagree with our suggested overall approach?

There were 126 responses to this part of the question in the full survey. Six further responses were given – two strongly agreed, two agreed and two disagreed (not included in the table below).



Option	Total	Percent
Strongly agree	4	2.01%
Agree	18	9.05%
Neutral/Mixed views	42	21.11%
Disagree	18	9.05%
Strongly disagree	44	22.11%
Not Answered	73	36.68%

Questions 18 and 20: Do you have any comments on this approach?

Number of responses	Summary of responses
4 responses	State that the approach is not clearly set out in the document and careful consideration is required.
16 responses	Concern that there is a need for more or better infrastructure to support development with specific references to improving primary healthcare, public transport and roads and preventing flooding.

Number of responses	Summary of responses
22 responses	Object to any more development in the borough with reference to the amount of development that has recently taken place and the lack of space. Questions about the evidence for the level of housing proposed and the need for a Local Plan.
19 responses	Object to greenfield development and state the need to protect green spaces, the countryside and to consider valued landscapes. Support instead for regeneration and prioritising and maximising development in existing urban areas with public transport links, on brownfield sites and for the reuse of existing buildings and employment sites.
7 responses	Concerns raised about new homes not being available for local people and that development was attracting people into the borough instead of providing homes for local people. Concerns about building new homes to meet the need from other local authorities.
13 responses including Great Oak Care Homes, Bloor Homes (Holly Tree Farm, south of Mortimers Lane, Maddoxford Farm, south of Maddoxford Lane), Wiseman Family, Persimmon Homes and Foreman Homes	Comments on other Local Authorities, both stating that the Council should and should not meet the unmet needs from neighbouring authorities and comments about the impact on neighbouring districts and need to spread development across Hampshire. Likely to be several thousand homes short when revised PfSH spatial strategy is published.
13 responses	State the need for homes that are affordable. Comments also on the type of housing required (homes for over 50s to free up houses, young people and social housing built by the Council, good quality homes); the size of properties (both the same size as existing homes and for smaller properties);
Botley Parish Council	States the housing mix and localised need should be factored not the calculation.
Botley Parish Council	Business activity should be encouraged near local centres with improved access via public transport and active travel routes.
Persimmon Homes	Needs to be clear that this is likely to require additional strategic scale development sites across the borough, and not just within the north of the borough as has been suggested in the consultation document.
3 responses	Concerns were raised that the level of development was not sustainable and would adversely affect people's quality of life.

Number of responses	Summary of responses
5 responses including Hamble Parish Council and Colden Common Parish Council	Note that these are Government numbers and therefore either no scope to disagree and that they form the starting point. Also, comments received that they should be challenged as they are unachievable or do not reflect the level of housing need.
16 responses including New Forest District Council, Hallam Land, Bellway, St. Philips, Taylor Wimpey Strategic Land, Capital Trust, Barratt David Wilson, Croudace/Highwood (NE Fair Oak, Winchester Rd, Mallards), Exdell and Bloor Homes (Holly Tree Farm, south of Mortimers Lane, Maddoxford Farm, south of Maddoxford Lane), Highwood (Chickenhall), Persimmon Homes, Tim Browning and Sigma Strategic Land; Mac Mic	Support for meeting the identified housing need, delivering affordable homes and addressing unmet needs from neighbouring areas, by using the updated SM LHN figure of 922 dpa has now been confirmed. This means an overall need for 18,440 dwellings with 12,140 dwellings. This need must be met, and unmet needs considered. The needs of all groups need to be planned for.
13 responses including New Forest District Council, Bellway, Capital Trust, Barratt David Wilson, Croudace/Highwood (NE Fair Oak), Exdell and Bloor Homes (Holly Tree Farm, south of Mortimers Lane, Maddoxford Farm, south of Maddoxford Lane), Highwood (Chickenhall), Thakeham (Allington)	The extent of sites in the Issues and Options consultation confirms there is capacity in the borough for additional unmet needs housing. Continued sub-regional engagement on accommodating strategic unmet need is encouraged. Some note expansion of the most sustainable tier 3 settlements will be needed to address local housing need. Strategic sites also help deliver on key approach 2 for creating communities.
Abri	Support approach to meet identified housing need.
Sigma Strategic Land	Note that number of homes required should be informed by a local housing need assessment
Tim Browning	Noted that the delivery of more homes is essential to improve affordability and enable first-time buyers and younger people to access housing

Number of responses	Summary of responses
Bloor Homes (south of Mortimers Lane)	Suggest applying a contingency of at least c.10% to new allocations and a lapse rate for sites not coming forward as anticipated.
Persimmon Homes	Reference to the PfSH Spatial Position Statement (SPS) and need to understand extent of unmet needs and contribute to meeting these needs. Identified two stages in the SPS - meeting own housing needs and by identifying Broad Areas of Search that will contribute to addressing existing and future unmet needs across the sub-region. At least the majority of the housing planned for the southeast and east of Eastleigh Town should contribute to the unmet needs of the PfSH area.
Gladman and Redrow Homes Ltd	The duty to co-operate is an ongoing process through plan preparation and must address unmet needs. Statements of Common Ground are a key part of this. There are very likely to be housing needs across Test Valley, Southampton, Eastleigh, and Fareham (at least) that will need to be managed at a 'regional' scale and some needs will need to be shared by the neighbouring districts. If the duty to cooperate is reformed, this work will provide a robust basis for replacement. The Council should also consider joint working with service and utility providers and developers to scrutinise the deliverability of potential and emerging site allocations.
8 responses, including Gladman, Thakeham (SDO 'B'), European Property Ventures (site 33), Bloor Homes (south of Mortimers Lane), Thakeham (East Allington Lane), Redrow Homes Ltd and Foreman Homes	NPPF sets out tests of soundness and supports Government's aim of boosting housing supply. As a minimum the plan should identify sufficient sites which can be delivered quickly to meet in full the standard method need (December 2024), informed by a SLAA. It will also be important to consider how it can help meet unmet needs from the wider housing market area.
Southampton City Council	<ul style="list-style-type: none"> • We anticipate we will not fully meet our needs and therefore support recognition of unmet needs. SA should test a high growth option. • Anticipate we will include affordable housing targets • Support Navigator Quarter / Freeport
5 responses	Other comments were made on a preference for New Towns and the need to reconsider densities proposed. Comments were made on the need to finish One Horton Heath as soon as possible and scepticism about the motives of the Council.

Number of responses	Summary of responses
Historic England	Asks whether there is a relationship between the Navigator Quarter and the nearby Bishopstoke conservation area, how might proposals take account of that relationship and/or impact on the setting of the conservation area and the historic origins of Eastleigh?
Barratt David Wilson and Persimmon Homes	PfSH 2021 employment needs study now out of date and new Housing and Economic Development Needs Assessment evidence needed. A balanced approach to distribution of employment land across borough is needed. This includes provision for smaller-scale employment and business space in the south of the borough. This will serve local needs and ensure the sustainability of marine-related businesses in the area and not reinforce commuting patterns and stagnation in the Hamble area.
ADD	The Government's higher housing target may lead to scale of growth which won't be delivered, with developers picking easier greenfield sites with less infrastructure. The plan should prioritise sites.
3 responses Bloor Homes (Holly Tree Farm, Maddoxford Farm, south of Maddoxford Lane), Tim Browning	Note that the Council will need to allocate over 70% of sites to accommodate housing need in Eastleigh and note advantages of their site.
4 responses Bloor Homes (Holly Tree Farm, Maddoxford Farm, south of Maddoxford Lane) and Redrow Homes Ltd	Need to take the employment needs and supply into account including an office space shortfall and the need for a range of R&D and logistics space.
4 responses Bloor Homes (Holly Tree Farm, Maddoxford Farm, south of Maddoxford Lane) and Redrow Homes Ltd	Need to consider whether to increase housing to serve the employment space coming forward.
Bloor Homes Ltd (west of Tollbar Way)	Referred to earlier response on question 1
Exdell	<ul style="list-style-type: none"> • Agree trend is from office to industrial; but still, some class E demand for other uses. • Policy should be flexible between class E and between B2/B8 uses to support prosperity. • Should not over rely on northeast of airport with high infrastructure – small sites needed

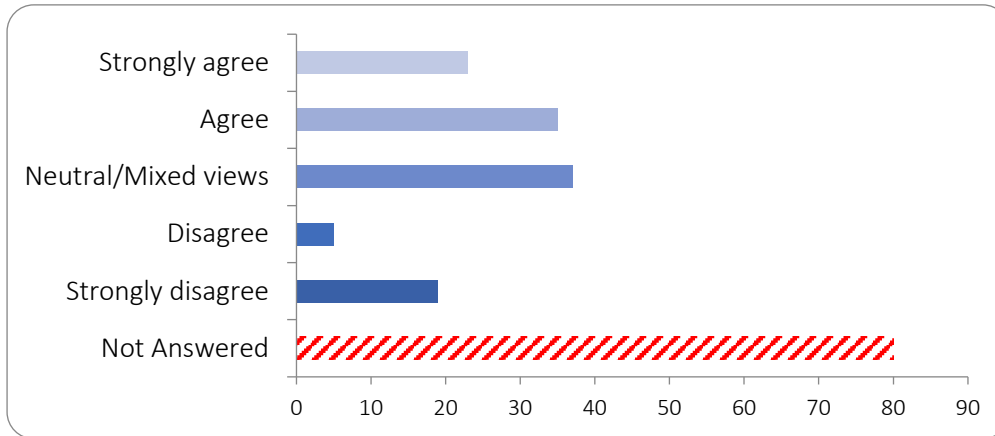
Number of responses	Summary of responses
Hampshire County Council	<ul style="list-style-type: none"> • Recognise the need to significantly increase housing, although there's a potential conflict with sustainable transport. In some areas targets don't translate to completions for viability or environmental reasons. Support testing through evidence. • Chickenhall Lane Link Road has deliverability constraints including a significant increase in cost. Access to the development may not require the full CLLR. Focus on sustainable transport options first.
Durley Parish Council	States new development should match local housing needs.
2 responses Highwood (Chickenhall, Mallards)	Needs of all groups should be planned for, including possible allocations for new care facilities supporting Policy DM25
Wates Industrial	<ul style="list-style-type: none"> • Generally, agree with objectives but need to cater for a range of business/commercial/education space to support the economy. Sufficient land needs to be identified, of the right scale and location to attract new employment development. • Do not agree that there is an oversupply of employment land. The Council's existing employment evidence base is out of date. The last Employment Needs Assessment update was produced in 2018 and has not been updated since. It therefore predates the impact of the pandemic on the economy as well as the implementation of Brexit. It therefore underestimates the need for industrial and distribution floor space. CBRE's own analysis shows a significantly higher level of commercial demand for industrial land. • The Eastleigh market has a lack of new employment land as older stock has been lost to competing uses. The site at Windhover roundabout can be brought forward to provide. Additional B2-B8 space. • Where new industrial lands are released (Poer Park and Alpha Park) demand has been strong. Alpha Park is fully let and power park has let 3 units with the remaining 2 under offer.
1 response	Current surplus of office/industrial/warehouse sites suggest no need for new provisions unless for new businesses
Mac Mic	Agree employment should be integrated with SDOs. SDO C is close to Southampton and to Navigator Quarter / Freeport and will have bus connections.
Colten Care Limited	Support recognition that existing sites play an important role in meeting the identified housing need.

Number of responses	Summary of responses
Bluestar	<p>The key issues are summarised but the focus on numbers fails to capture societal impacts/urgent need for increased supply/affordable homes.</p> <p>Eastleigh will need to provide slightly above the range set out in the consultation with the need to find around 12,000 new dwellings. (We are concerned that no further info is given re the 1410 'additional' dwellings).</p> <p>The unmet need will particularly be from Southampton where even with the removal of the 35% uplift, the figure remains challenging – suggests there is a major unmet need per annum for sustainable locations outside the city. We recognise the high number of constraints and infrastructure / highway issues.</p> <p>There is existing congestion and not enough existing / potential future highway capacity to address the scale of development. This major challenge also presents an opportunity for a development strategy / transport infrastructure to achieve much wider shift to sustainable modes particularly public transport.</p> <p>Need appraisal of current trip patterns, traffic, and alternatives. Relying on a transport model to provide the answer will be futile. We believe from experience elsewhere that conventional models will simply 'seize up' with this scale of development.</p> <p>We strongly support the Navigator Quarter as a high priority. This will need a 2nd crossing of the mainline to support employment / increase resilience of road links in east of Eastleigh given major development of all kinds needed east of railway.</p> <p>Para 15.13 suggests a surplus of employment space, but we believe there is a shortage</p> <p>Para 15.15 – welcome recognition of unique logistics needs. Need to be close to SRN so active travel often difficult but shift changes can facilitate bus services.</p>

Key Approach 6: Maximising development in urban areas

Question 21: Do you agree or disagree that we should aim to maximise the number of new homes and other development we provide in urban areas?

There were 119 responses to this part of the question in the full survey. Seven further responses were given – one strongly agreed, four agreed, one was neutral and one disagreed (not included in the table below).



Option	Total	Percent
Strongly agree	23	11.56%
Agree	35	17.59%
Neutral/Mixed views	37	18.59%
Disagree	5	2.51%
Strongly disagree	19	9.55%
Not Answered	80	40.20%

Question 22: Do you have any comments on this approach?

Number of responses	Summary of responses
27 responses including ADD and Abri and Sigma Strategic Land, Southern Strategic Land, Wates Industrial and Residential, Tim Browning, Foreman Homes and Colten Care Limited, Bluestar, Redrow Homes Ltd	Support for approach of maximising development sustainably in urban areas. Some responses note this is challenging due to viability issues.

Number of responses	Summary of responses
5 responses including Hamble Parish Council and Botley Parish Council	Support for approach with adequate infrastructure provision. Some state emphasis needed on good design.
2 responses	Support for approach, especially as regards improved and cheaper public transport.
Historic England	Support for approach but ensure proportionate assessment of heritage impacts is carried out.
2 responses: Hamble Parish Council, Mc Carthy Stone / Churchill Living	Support approach, with provision of housing for the elderly.
5 responses including St Philips and Colten Care Limited	Support for hybrid approach of greenfield / brownfield development, especially as regards increased densities.
4 responses including Hamble Parish Council	Support for building on brownfield land and stopping altogether the building on greenfield / woodland areas, which prevents carbon sequestration.
4 responses Bloor Homes (Holly Tree Farm, Maddoxford Farm, south of Maddoxford Lane), Wiseman Family	There is no evidence provided to support the figure of 2,160 homes in urban areas and this should be provided for the next consultation stage; Building Safety Act and new Building Regs will reduce brownfield and urban site supply.
1 response	Suggestion that more development could be delivered on brownfield sites
5 responses	Concern about town cramming: don't overdevelop urban areas that are then devoid of green space and which increase traffic and reduce quality of life – solve the problems first.
2 responses	Concern about creating poorly designed places around Hedge End, Boorley Green, with risks for longer-term attractiveness and appeal.
2 responses	Objection to development, which should be spread more widely across Hampshire.
1 response	Scepticism that Eastleigh Borough Council has already decided about development, in order to meet Government targets.
2 responses	Support for settlement gaps and protection of countryside
6 responses including Bellway, Barratt David Wilson, Croudace/Highwood and Bloor Homes (Holly Tree Farm, Maddoxford Farm, south of Maddoxford Lane), Sigma Strategic Land; Mac Mic	Support approach but both urban and greenfield development is necessary. (Urban has relatively limited opportunities).

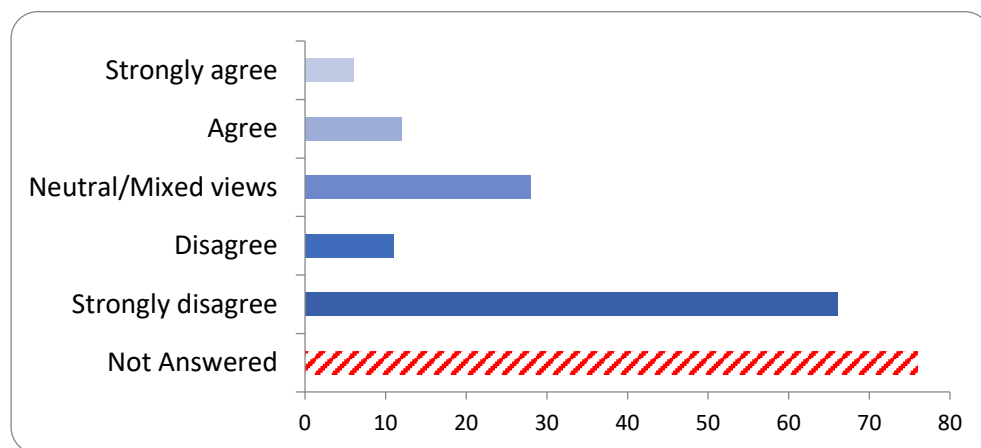
Number of responses	Summary of responses
6 responses Bloor Homes (Holly Tree Farm, Maddoxford Farm, south of Maddoxford Lane), Wates Industrial and Residential Tim Browning	Note wider benefits that greenfield sites can offer that cannot be delivered through physically constrained urban development
5 responses including Home Builders Federation	Support expressed for general approach and ensuring that brownfield sites are available and deliverable.
Gladman	A realistic assessment is needed so as not to underestimate the need for greenfield development
1 response	Suggestion that Eastleigh town centre and riverside are ripe for high-density, low-cost housing that would appeal to first time buyers and renters. It is well placed for amenities and transport links and new development would add vibrancy.
ADD	Brownfield potential should be maximised to protect greenfields, support regeneration / transport hubs. The potential for Eastleigh Riverside for housing should be considered.
Bloor Homes (west of Tollbar Way)	Referred to comments in question 1 (urban areas/settlement centres)
H&loW Integrated Care Board	States that approach needs to consider the current pressures that are already present for GP surgeries. There is already a significant lack of infrastructure capacity and the ICB would welcome the opportunity to review how best to resolve the additional issues associated with housing growth.
Hampshire County Council	LTP4 supports focussing development on urban areas. Recognise this depends on availability and deliverability. HCC is lead on One Public Estate and can help access funding. Agree with reuse / redevelopment of office / older industrial.
Bluestar	We welcome the recognition in para 6.3 about the practical limitations to urban delivery. Employment is often lost rather than relocated. In Eastleigh there is no substantial remaining supply. Conversion of offices/employment, particularly in Eastleigh (town) can provide some opportunities. Residential offer can be varying quality but provide affordable supply close to public transport. The brownfield BP provides some prudent estimates. High density Eastleigh town centre redevelopment may be achievable, but its deliverability needs to be assessed. Viability tends

Number of responses	Summary of responses
	<p>to push developers to between 8 and 18 storeys and there is no real precedent for this in Eastleigh.</p> <p>Redevelopment of Barton Park risks loss of employment. No alternative sites are identified. This includes our depot which is a national centre of excellence for bus refurbishment. Combined with airport safeguarding / noise we are sceptical about the appropriateness of residential.</p> <p>Therefore, we are not clear the brownfield potential identified by the BP can deliver the uplift. Generally, large format retail with parking no longer meets occupier needs and some are being redeveloped. In high value residential areas office campuses are also being redeveloped. These areas are often served poorly by public transport given their format. Therefore, we urge discussion on the redevelopment of these areas. Planning policies and design guidance (including on how to redevelop in a way which encourages public transport) may improve investor confidence. This could boost housing supply/public transport in relatively sustainable locations.</p>

Key approach 7 – How many new homes, community facilities and business spaces should be located on green field sites?

Question 23: Do you agree or disagree with our suggested overall approach?

There were 123 responses to this part of the question in the full survey. Seven other responses were given – one strongly agreed, one agreed and five disagreed (not included in the table below).



Option	Total	Percent
Strongly agree	6	3.02%
Agree	12	6.03%
Neutral/Mixed views	28	14.07%
Disagree	11	5.53%
Strongly disagree	66	33.17%
Not Answered	76	38.19%

Question 24: Do you have any comments on this approach?

See also Key Approach 7 – Business space responses

Number of responses	Summary of responses
50 responses	No greenfield development. Reasons given included the impact on nature, traffic issues, for food growing, and for health and wellbeing. Also stated that we need to do more to protect the countryside, including protecting habitats, trees and hedgerows
16 responses	Avoid as much as possible and minimise development on greenfield sites. Other suggested options included a new town outside the borough and increasing densities on existing sites and in the town centre.
10 responses	Questioned the need for the amount of development proposed or stated that we shouldn't seek to meet unmet need from other areas

Number of responses	Summary of responses
Fair Oak and Horton Heath Parish Council	Proposed greenfield numbers exceed shortfall. Loss of green fields / car dependency in some SDOs (particularly A) conflicts with climate change objectives.
Owslebury Parish Council	State development should be located in urban sites first. Development on greenfield sites should be located close to existing infrastructure (particularly transport infrastructure) or be provided as part of the development to minimise private car use and limit additional traffic on congested roads. Development should also minimise wider impact on surrounding countryside and protected environments.
Durley Parish Council	Greenfield developments should support the shift towards low carbon transport for new and existing communities.
Botley Parish Council	Green spaces, Settlement and Countryside gaps should be left without development. Suggests development should focus around Bishopstoke and Allington Lane.
15 responses including Bellway, Barratt David Wilson, Croudace / Highwood, Great Oak Care Homes, Gladman, Thakeham, Bloor Homes (Holly Tree Farm, Maddoxford Farm, south of Maddoxford Lane), Persimmon Homes, Sigma Strategic Land and Foreman Homes	Stated that greenfield development is inevitable and noted that the Council is required to meet housing needs in full and consider unmet needs. Some state all types and scales of housing are needed and housing needs to be across the borough including adjoining tier 3 settlement Bursledon and in the south of the borough.
Mac Mic	With the final (Dec '24) standard method figures for the borough, the greenfield need is 9,980 dwellings; and wider unmet needs met where sustainable (there's likely to be 35,000 dwelling unmet need across PfSH). Strategic greenfield sites are needed
5 responses Bloor Homes (Holly Tree Farm, Maddoxford Farm, west of Tollbar Way, south of Maddoxford Lane), Highwood (Chickenhall)	Agree that there is no one single solution to fully meet all the aims. Noted that needs will have to be accommodated on a wider range of different types of sites from small infill sites to significant urban extensions and greenfield sites
Great Oak Care Homes	Suggest sites on the edge of existing larger villages should be allocated to boost housing supply while supporting existing communities in these settlements

Number of responses	Summary of responses
St Philips	States support for development approaches that mixes greenfield development on SDOs and SMSOs and maximising brownfield development where possible
Persimmon Homes	Query the figure of 2,160 homes on brownfield land in urban areas and the justification for rolling forward a figure based on historic delivery and the windfall estimate (see detailed comments on background paper). Suggest that a discount should be applied to the.
Persimmon Homes	Concern that paragraph 17.2 is based on the previous 2023 NPPF test for determining the minimum number of new homes required. The 2024 NPPF no longer refers to 'exceptional circumstances'. This paragraph is out of date and gives a misleading impression.
Persimmon Homes	Note that figure 2 (map of footnote 7 constraints) shows very significant opportunities across the borough to deliver housing including client's site which is free of these constraints.
Exdell	Demand should be met unless evidence base, once complete, indicates otherwise. Agree with focus on urban areas / high density to reduce greenfield sites, but these still need to be planned for positively.
8 responses including Portsmouth Water, Capital Trust	Suggested a focus on greenfield sites which have functional links to existing settlements, major infrastructure in place and good transport accessibility (which could include SDO D). Sites should not compromise the integrity of existing villages. There was support for the requirement for connection to mains sewage (Portsmouth Water)
4 responses including Southern Water	Suggested criteria for greenfield development – preserving green spaces and wildlife, ensuring adequate infrastructure including transport options, maintaining residents' quality of life (existing and future); SuDS should be required for all new development and safeguarded to accommodate urban creep;
5 responses	Other comments included the need to explore a range of possibilities to ensure the right balance of development, requiring careful assessment and difficult decisions. Comments that greenfield employment sites are important for the rural economy, about the impact of immigration and the suggestion to extend the South Downs National Park into the borough.
Historic England	Stated that there wasn't enough detail to comment from a heritage perspective
Natural England	The Natural England Green Infrastructure Planning and Design Guide (2023) is suggested as a useful reference for providing practical, evidence-based advice on how to plan, design, deliver and manage good quality green infrastructure that helps to create beautiful nature-rich places that support people's health and wellbeing, make places more resilient to climate change, and create attractive investable places that are good for the economy.

Number of responses	Summary of responses
	In accordance with paragraph 188 of NPPF, it is stated that the plan should allocate land with the least environmental or amenity value. Natural England expects sufficient evidence to be provided, through the SA and HRA, to justify the site selection process and to ensure sites of least environmental value are selected, e.g. land allocations should avoid designated sites and landscapes and significant areas of best and most versatile agricultural land and should consider the direct and indirect effects of development, including on land outside designated boundaries and within the setting of protected landscapes
1 response	Agree impact on facilities safeguarded for minerals and waste is a key consideration.
2 responses - Southern Strategic Land, Wiseman Family	Council stating it does not have a view on overall need for development is too negative and does not reflect the “significant boost” of new homes needed
1 response (Tim Browning)	There should be flexibility in the circumstances when the Council cannot demonstrate a deliverable housing land supply to enable schemes to be brought forward on green field sites through the development management process, even if the sites are not explicitly allocated for development
Wates Industrial and Residential	A mixed approach between strategic allocations and smaller/medium sites is required to meet future needs. Smaller/mediums sites require less infrastructure and require and can be delivered earlier, whereas strategic developments take longer owing to their complexity.
Redrow Homes Ltd	While there is still work to do in assessing the overall suitability of sites, there appears to be sufficient capacity in the identified small and medium sites to meet the local housing need for this type of site for Eastleigh.
Thakeham x 3 (Allington)	Consider greenfield requirement to be minimum 10,894 dwellings
1 response	Countryside is generally lost and not protected as stated
1 response (Macdonald)	Disagree with the extension of the countryside gap into the front garden of Oakbank (Oakbank Road SO50 6PA) between the house and the river.
Bluestar	Based on latest SM figures, around 12,000 new dwellings will be needed. This will be challenging in planning and infrastructure terms. This is before unmet needs from wider area. We urge a bold and coherent strategy – particularly ensuring transport networks can better cope with demand – reducing car use/ increasing alternative modes. Major road building is not an option (financially / environmentally). Significant greenfield development will be unavoidable, raising key SA considerations around land take, transport impacts and environmental effects.

Number of responses	Summary of responses
	Without ambitious public transport provision, greenfield development risks worsening congestion and undermining climate objectives. This highlights a central SA tension between meeting housing needs and achieving sustainable travel outcomes, particularly where development occurs at the urban edge.

Key approach 7 - Need for new Business Space

Views on suggested overall approach – also see summary for Key Approach 7 Greenfield Development

Question 24 (business space) Do you have any comments on this approach?

Number of responses	Summary of responses
6 responses including JR Properties Ltd and Sennitt Planning	Whilst there is support for Navigator Quarter / Chickenhall Lane Link Road and for small office space, including for start-ups and locations supported by local services & facilities, it is suggested that there be appropriate sites in the right location to meet differing requirements to provide choice and variety.
5 responses including BJC Planning on behalf of CCW Services Ltd	Concern about traffic & commuting levels, given that roads are already congested and additional business space will compound that problem. If business space is necessary, it should be developed away from residential areas, close to motorway network – business parks in the middle of settlements should be avoided.
5 responses	Suggestion to use surplus industrial space for Housing: there is a surplus of industrial space & land which could be used for housing – the Study from 2021 (Partnership for South Hampshire) is unhelpful.
9 responses including Hamble Parish Council	Suggestion made to re-utilise existing business spaces, for which brownfield / empty / disused buildings should be used first to reduce commuting & carbon emissions. Existing business areas might also be redeveloped to make them more attractive.
7 responses	Concern expressed about the environmental impact of new development, for which the countryside & green spaces should be respected - there is enough business space already, it is stated.
2 responses	Suggestion made for modernisation of business spaces, that they be adapted to reflect the future needs of business.
3 responses	Question Approach on New Business Space: there is enough space already and it appears that the document seeks more space when there is a stated surplus (industrial / warehousing) – this would require more workers and increase the need for new homes.
Persimmon Homes	Strongly support statement in paragraph 17.1 about the need to consider accommodating some new business space with jobs close to where people live.

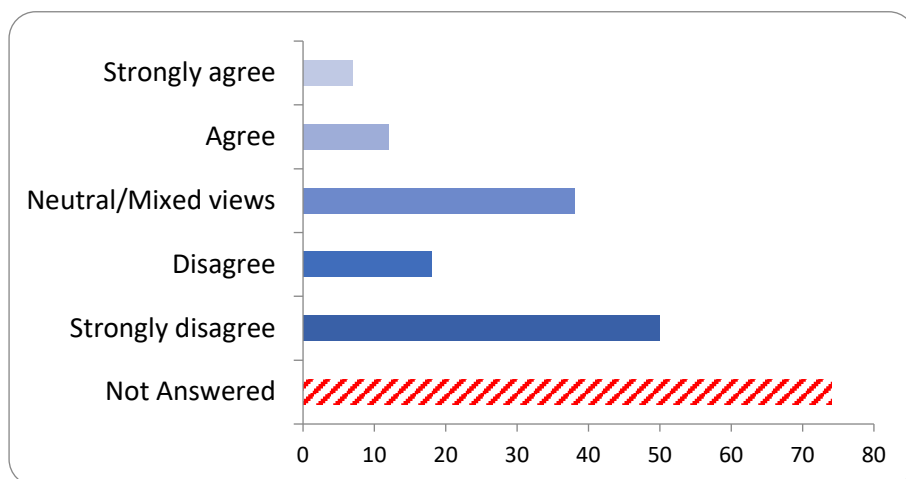
Number of responses	Summary of responses
Historic England	Navigator Quarter / Bishopstoke: assess whether there is a relationship between proposals north-east of the airport in relation to preservation of Bishopstoke Conservation Area and associated heritage assets.
Highwood	Allocating strategic sites enables further business space, community facilities and other infrastructure to be provided.
Wates Industrial	Suggest that further employment allocations should be made to provide a clear choice and resilience in supply. These sites should be attractive to the market in terms of scale, type and location of commercial demand.
Hargreaves Management Ltd	States the council should focus on making the best use of its existing employment land rather than allocating additional employment sites. States there is an existing surplus of employment land and land should be prioritised for housing. Suggests the council should include flexible employment policies which reflect changing requirements such as accommodating businesses who require space beyond the traditional B2, B8 and E(g) uses without onerous planning requirements.

Key Approach 8: Where should we locate new development? What improvements are needed to support development in these locations? Which areas should we protect?

Type of Greenfield Development: Major New Communities and / or Smaller Sites

Question 25: Do you agree or disagree with our suggested overall approach?

There were 125 responses to this part of the question in the full survey. Three other responses were given – one agreed, one was a neutral response and one strongly disagreed (not included in the table below).



Option	Total	Percent
Strongly agree	7	3.52%
Agree	12	6.03%
Neutral/Mixed views	38	19.10%
Disagree	18	9.05%
Strongly disagree	50	25.13%
Not Answered	74	37.19%

Type of greenfield development (major new communities and/or smaller sites)

Question 26: Do you have any comments on this approach?

Number of responses	Summary of responses
65 responses including Great Oak Care Homes and Bloor Homes (Holly Tree Farm, south of Mortimers Lane, Maddoxford Farm, south of Maddoxford Lane, west of Tollbar Way), Persimmon	General comments on greenfield development, the amount of development and specific sites (see summaries of earlier sections).

Number of responses	Summary of responses
Homes, Sigma Strategic Land, Tim Browning, Wiseman Family	
23 responses including Exdell, Hallam Land	Preference for smaller sites (and smaller scale of development). Some highlighted these would be quicker to develop, more sustainable and have less impact on the surrounding area - smaller sites make an important contribution to boosting the supply of new housing, take advantage of existing underutilized infrastructure.
7 responses including Croudace/Highwood, Thakeham, St Philips; Mac Mic	Preference for large sites / SDOs, alongside SMSOs. Highlighted less impact on existing communities, easier to meet housing targets and provision of facilities / infrastructure as necessary, provide a mix of homes. SDOs are well-suited to achieving Council's objectives and assist in meeting needs at scale. (Mac Mic – SDO C can provide bus corridor). SMSOs are also important to maintain the flow of sites but can't deliver scale of growth needed.
4 responses (Gladman, Tim Browning and Persimmon Homes, Redrow Homes Ltd)	Allocate a range of sites (size / location) to meet the level of housing need, ensure a robust and deliverable housing trajectory across the plan period and to maximise sales outlets and delivery.
Persimmon Homes	State the choice outlined is simplistic as sites vary in terms of their scale and size and ability to provide infrastructure and services. Disagree with the statement that only SDOs will be able to provide new facilities and infrastructure. Noted that small/medium sites included Hamble Airfield which is a major growth area, capable of delivering up to approximately 1,000 homes, employment, a new community hub and open space (see Vision document submitted).
Persimmon Homes	Consider the categorisation of SDOs or SMSOs has been flawed and skewed to ensure that all SDO candidates are located in the north of the borough.
22 responses including Bellway, Capital Trust, European Property Ventures (site 33), Barratt David Wilson, Great Oak Care Homes, Bloor Homes (Holly Tree Farm, south of Mortimers Lane, Maddoxford Farm, south of Maddoxford Lane, west of Tollbar Way), Highwood (Chickenhall, Winchester Rd, Mallards),	Agree with paragraph 18.4 that a mixture of sites for a range of housing types is required. Mixed approach preferred to ensure robust and deliverable housing supply with necessary infrastructure provision. Some state reliance on SDO only reduces the ability to provide local housing needs and may result in delays to delivery. A range of sites will increase competition and provision and lower house prices. SDOs help deliver facilities and infrastructure to and these should be the main focus.

Number of responses	Summary of responses
Sigma Strategic Land, Southern Strategic Land , Thakeham (East Allington) and ADD	
2 responses (Sigma Strategic Land and Tim Browning)	Noted advantages of small and medium sites which are more likely to be delivered quickly and assist in maintaining a five-year supply.
Sigma Strategic Land	Support further assessment of all the 89 considered potentially suitable for new housing in the SLAA.
Bloor Homes (south of Mortimers Lane)	Need to consider choice and availability of travel modes to reach daily facilities and services and scale of settlement in which it is proposed.
3 responses Bloor Homes (Holly Tree Farm, Maddoxford Farm, south of Maddoxford Lane)	Noted that any infrastructure or contributions sought would need to be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development in accordance with para 58 of the NPPF. These should be set up so landowners and developers can review and assess costs.
17 responses	Comments asking for no development at specific sites/areas: SDO B2 and Maddoxford Lane; Templecombe Road area (Bishopstoke); sites 26 and 27 (Hedge End); sites 1 and 6 (Bishopstoke); the green area behind Moorgreen Road and Burnetts Lane; and the One Horton Heath development; SDOS A-C. Also comments about the amount of development that has been built at Fair Oak, Horton Heath, Botley, Boorley Green and Hedge End.
26 responses	Concerns about impacts of development including – lack of infrastructure; flooding; loss of community spirit; traffic; loss of gaps; and impact on nature. Concern about small sites turning into larger scale developments and impacts of site assembly issues and land banking on the delivery of larger developments.
4 responses including Historic England	Comment on Issues and Options process including not enough detail to comment at this stage.
4 responses including Redrow Homes Ltd	Other comments noted that either type of site would have the same number of residents; noted that options B, C and D have the possibility of a new rail station and suggested over allocating sites to give a buffer and allow for slowdown in delivery. There was support for employment on site 38.
Bloor Homes (west of Tollbar Way)	Agree with approach in paragraph 18.14 to assess all 89 shortlisted sites.

Number of responses	Summary of responses
H&loW Integrated Care Board	ICB states that, when considering major growth areas and the potential to create new communities, there needs to be consideration as to whether the number of residents would be great enough to warrant an additional GP surgery.
New Forest NPA	It is noted that all SDOs will have a likely significant effect 'in a number of ways' on international and national designations without mitigation. SDOs provide an opportunity to deliver significant new greenspace, supplemented by the delivery of mitigation measures to protect the New Forest's designated sites.
Hampshire County Council	<ul style="list-style-type: none"> • LTP4 supports major communities which can create the critical mass for self-containment and viable public transport. HCC's emerging Eastleigh transport strategy will help test spatial plans • Whilst none of the SDOs are considered fundamentally unacceptable at this stage, further evidence / mitigation is needed to determine whether they are acceptable to the local highway authority
Taylor Wimpey Strategic Land (SDO 'B')	Assert that no mention is made in the Issues and Options document of PfSH's Spatial Position Statement and the guidance that it provides for the identification of strategic development locations in local plans
6 responses	Both small and major sites need to provide improved infrastructure.
1 response	Transportation/amenity plans in support of potential development sites should be made available for viewing
37 responses	New developments should be built closer to motorways, train stations, and amenities to reduce travel distances.
Upham Parish Council	Growth should be focused in urban areas and /or in locations that support modal shift in transport to help achieve net zero.
Botley Parish Council	States there should be no more development in Botley, Boorley Green or Hedge End. Also, not in support of developing SDO D as it is within a settlement gap.
Bluestar	Strategic sites such as the Navigator Quarter and infrastructure interventions such as a second mainline railway crossing are highlighted as opportunities to improve network resilience and support sustainable travel. Sites closer to Southampton and Eastleigh centres are easier and cheaper to serve. Existing commitments like One Horton Heath require stronger integration into the bus network. New and improved bus corridors, especially north of the M27 and between Southampton, West End, and Bishopstoke, are

Number of responses	Summary of responses
	likely essential, alongside extensive bus priority measures in congested corridors such as Eastleigh–Fair Oak and Hedge End.
2 responses	States there should be development in Hedge End due to train station.
1 response	States there should be development in Hamble.
1 response	States development should be located in the north of the borough to access green space and leisure facilities.
1 response	The postcode area of SO50 has experienced maximum development but SO53 has green sites available for development.
9 responses	New developments should join existing settlements to create sustainable communities and utilise existing infrastructure.
3 responses	Development should be on lower quality farmland.
1 response	Broad support for sites identified.
Winchester City Council	State some site options identified are on or near to the boundary with Winchester District. States it is not possible to make detailed comments regarding the options at this stage, but the City Council is keen to ensure wider transport, landscape and environmental impacts, and impacts upon community infrastructure, are appropriately considered through the Local Plan process. Express willingness to work collaboratively with Eastleigh to assess and include appropriate mitigation measures to address any cross-boundary issues and take advantage of opportunities for improvements in matters such as public transport, active travel, health and nature recovery. State it will be important that any cross-boundary issues and mitigation measures are incorporated in an updated Statement of Common Ground.

Key Approach 8: Overall Approach to Infrastructure

Question 27: Which types of new Infrastructure and improvements should be secured alongside new development?

Number of responses	Summary of responses
73 responses including Great Oak Care Homes, Wiseman Family	Highways: Road and cycle/footpath network improvements to improve capacity and encourage alternatives: <ul style="list-style-type: none"> • General road improvements • Provide Chickenhall Lane route • Improve cycle infrastructure to Eastleigh and other destinations • Footpath infrastructure • Divert heavy traffic • Improve air quality • EV charging
53 responses including NHSPS and Great Oak Care Homes	Health provision - doctors, dentists, NHS, community health hubs. Developments should make proportionate contributions including from smaller housing growth, given cumulative impacts. Needs effective implementation mechanisms and processes set out in a specific section of the Local Plan
11 responses	Infrastructure to prevent flooding.
7 responses including Great Oak Acre Homes and Southern Strategic Lane	Environmental provision <ul style="list-style-type: none"> • for mental health • for biodiversity
31 responses including Botley Parish Council	Public transport, including: <ul style="list-style-type: none"> • Access via public transport to local services and facilities • Encourage active transport • Buses • Allington Lane station
31 responses	Schools
2 responses	Pre-schools/nurseries
20 responses	Green spaces including play and leisure provision, allotments, community spaces
14 responses	Shops

Number of responses	Summary of responses
9 responses including Great Oak Care Homes and Botley Parish Council	Leisure and community facilities including sports.
1 response	Supported living
2 responses including Botley Parish Council	Employment offering
10 responses including Southern Water	Utilities <ul style="list-style-type: none"> • Water/gas/electricity supply and sewage • Waste management services.
5 responses	Social services/police/Fire service
1 response	No infrastructure improvements needed (SDO D)
Barratt David Wilson	<ul style="list-style-type: none"> • Not the responsibility of developers to ensure improvements to public transport which are addressed in the Local Transport Plan and subject to the commercial decisions of operators • Infrastructure provision will need further refinement through IDP
ADD	We can't provide a view on transport impacts as there is a severe lack of information. National guidance explains transport issues should be considered from the earliest stages of the plan. There are only very simple / short statements on transport. There needs to be further consultation before the site assessment process, with mitigation for the national park set out at the reg 19 stage. The lack of transport evidence last time led to the Inspector rejecting the proposals.
Eastleigh Ramblers	We are concerned about the lack of adequate ground water in Hampshire for further development (as illustrated by the Havant – Itchen water transfer scheme and possibly desalination plants). No plan is sound unless Southern Water can confirm they can supply water and treat surface water / sewage re new development, and that this will not adversely affect flows in rivers or the ground water aquifer, and that effluent can be treated.
Exdell	Setting infrastructure costs too high will simply mean land is not released. Our land is promoted by landowners, but most promoted by developers will already have minimum prices. Strategic sites can be overburdened with infrastructure. Support Community Infrastructure Levy with a transparent cost shared equally among strategic and smaller sites.

Number of responses	Summary of responses
Persimmon Homes	Noted that the south of the borough has been neglected for many years and is lacking in some types of infrastructure particularly in relation to transport including roads and Hamble Railway Station. These can only be resolved by recognition that significant new development of sufficient scale should be facilitated within the area to address these problems. The south of the borough is also in need of new employment which can only be achieved if transport infrastructure deficits can be addressed through larger scale 'major growth' sites such as Hamble Airfield.
Southampton City Council	Would support a sustainable vision led approach to transport/placemaking, including active / public transport / mass rapid transit to the city, aligning with transport strategies. Park and ride should be considered. Support the intention of undertaking a transport assessment, which should include airport / port growth.
Hampshire County Council	<ul style="list-style-type: none"> • HCC supports the delivery of critical infrastructure, and costs should be factored in. • Sustainable transport will be key. Any SDO will need additional measures, informed by a vision led transport assessment to identify deliverable measures required to address impacts on the road network. • The road networks around all SDOs are constrained. There should be no severe residual impact. The focus should be on a vision-led approach to support sustainable locations and a step change to sustainable transport. This will require substantial infrastructure, services and higher density housing to support viable bus routes.
H&loW Integrated Care Board	Endorses that landowners and developers must factor in the costs of providing the wide range of important infrastructure and facilities needed by communities at an early stage, including healthcare infrastructure
2 responses - Southern Strategic Land; Wiseman Family	Arguable whether healthcare facilities should be funded due to other funding streams and difficulty in assessing demand.
Thakeham x 3 (Allington)	Sites near existing urban areas may only need complimentary infrastructure and this can feed into existing networks rather than creating entirely new facilities
1 response	Recommend market garden planning approach is used to ensure appropriate infrastructure is delivered alongside new homes.
Bluestar	There is strong alignment with SA objectives relating to climate change mitigation, sustainable transport and accessibility. It identifies existing congestion and limited highway

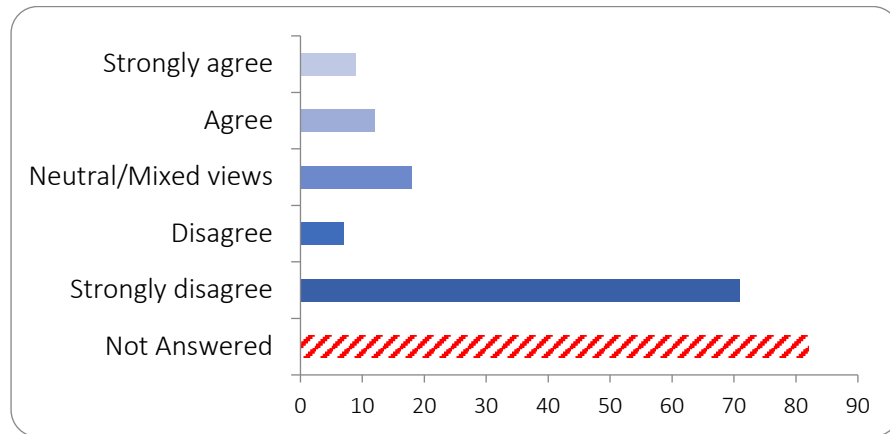
Number of responses	Summary of responses
	capacity as constraints but also frames the scale of growth as an opportunity to deliver change in public transport provision.
12 responses	Infrastructure should be provided at very early stage of development.
1 response	Provide indoor spaces for young people – e.g. a youth club.
1 response	If land can be identified close to the Fareham to Eastleigh rail line, it would be preferable, and additional stations could be developed along the route, with ample provision for walking and cycling.
1 response	New homes should be built only in locations where previous appeal decisions have not indicated an area to be unsuitable for development.
1 response	Avoid development on productive farmland

Strategic Development Option A - Northeast Fair Oak

Question 28: Do you agree or disagree with developing all or part of SDO A?

What are your views on developing - SDO Sub Area A1

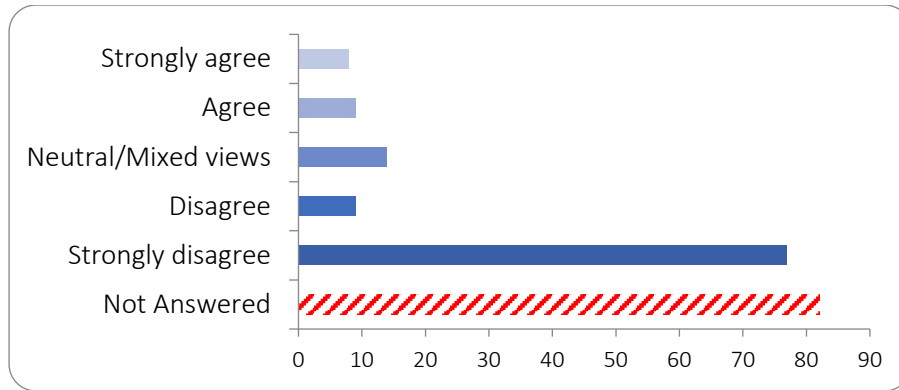
There were 117 responses to this part of the question in the full survey. Three further responses were given – 1 disagreed and 2 had neutral / mixed views (not included in the table below).



Option	Total	Percent
Strongly agree	9	4.52%
Agree	12	6.03%
Neutral/Mixed views	18	9.05%
Disagree	7	3.52%
Strongly disagree	71	35.68%
Not Answered	82	41.21%

What are your views on developing - SDO Sub Areas A1+A2

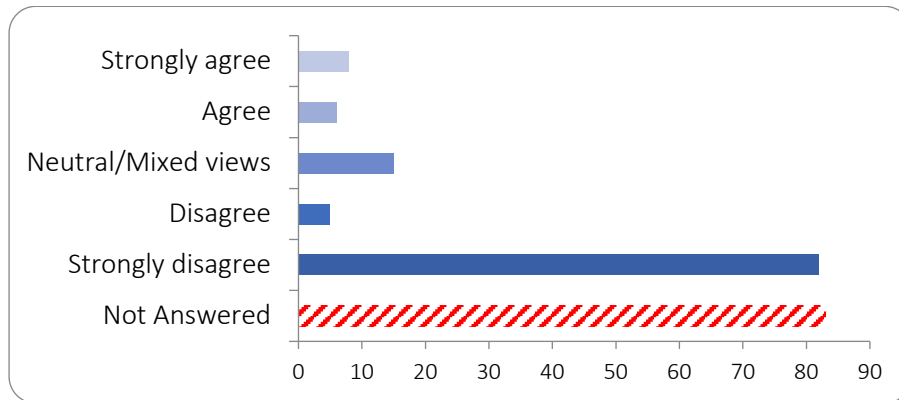
There were 117 responses to this part of the question in the full survey. Three further responses were given – 1 disagreed and 2 had neutral / mixed views (not included in the table below).



Option	Total	Percent
Strongly agree	8	4.02%
Agree	9	4.52%
Neutral/Mixed views	14	7.04%
Disagree	9	4.52%
Strongly disagree	77	38.69%
Not Answered	82	41.21%

What are your views on developing - SDO Sub Areas A1+A2+A3

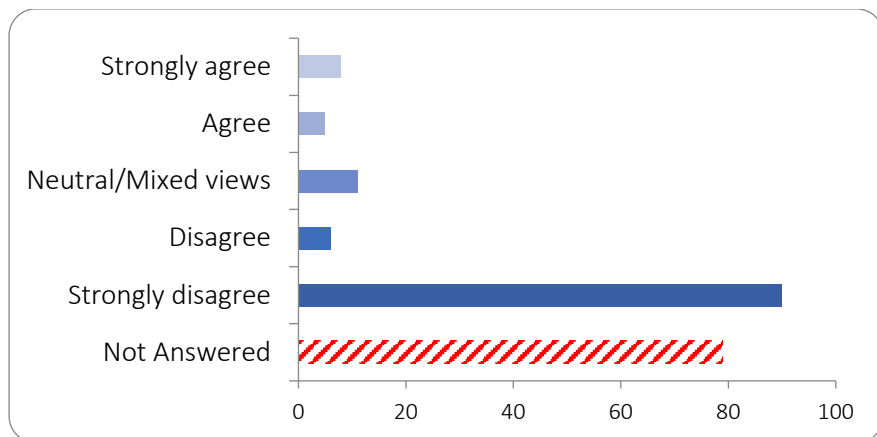
There were 116 responses to this part of the question in the full survey. Three further responses were given – 1 disagreed and 2 had neutral / mixed views (not included in the table below).



Option	Total	Percent
Strongly agree	8	4.02%
Agree	6	3.02%
Neutral/Mixed views	15	7.54%
Disagree	5	2.51%
Strongly disagree	82	41.21%
Not Answered	83	41.71%

What are your views on developing - SDO Sub Areas A1+A2+A3+A4

There were 120 responses to this part of the question in the full survey. Three further responses were given – 1 disagreed and 2 had neutral / mixed views (not included in the table below).



Option	Total	Percent
Strongly agree	8	4.02%
Agree	5	2.51%
Neutral/Mixed views	11	5.53%
Disagree	6	3.02%
Strongly disagree	90	45.23%
Not Answered	79	39.70%

Question 29: Do you have any comments on developing SDO A or any part of SDO A?

Number of responses	Summary of responses
118 responses including Barratt David Wilson and Upham Parish Council	<p>Not in support of additional homes in this location with the following reasons given:</p> <ul style="list-style-type: none"> • Lack of infrastructure • Existing congestion on road network and long journey times to Eastleigh • Lacks motorway link • Poor public transport connectivity • Location not sustainable • Concerns regarding road safety • Drainage issues already exist in area, would be made worse • Lack of employment opportunities • Loss of leisure facilities (golf course) • Concern character and identity of Fair Oak will be lost • Some question justification for the loss of Fox and Hounds pub

Number of responses	Summary of responses
Mac Mic	<p>Don't object to SDO A, as it is likely to be a more sustainable location than others. However, there is over-estimation of ability to be supported by small existing centre in Fair Oak; secondary school is at capacity; Fair Oak has highest journey to work by car in the borough so existing bus services would need significant improvement. Close to national park and more distant from key transport infrastructure / centres. Previously deleted by Inspector for landscape, transport and SA reasons. Link road more difficult to deliver in current economic climate. Parts are being brought forward so creates segmentation / lack of comprehensive scheme offered by SDO C.</p>
<p>15 responses including Croudace/Highwood, Exdell, Bloor Homes (south of Mortimers Lane) and Great Oak Care Homes</p>	<p>Support for development at this location with the following reasons given:</p> <ul style="list-style-type: none"> • A1/A2 only – would tidy up the edge of Fair Oak • Natural expansion of recent new builds in area and commercial development to the south of the site • Less impact than other SDOs • Not in settlement gap or designated landscape • Has existing motorway and public transport links • Is on lower grade agricultural land • Leaves good green sites either side • Sufficient scale to create well defined “place” and fund infrastructure • Would create a new neighbourhood with variety of house types and tenures, local centre including retail and employment, a new primary school and mobility hub • Would promote sustainable travel, is near bus services and provides links to rail stations • Opportunity to downgrade Winchester Road • New homes built to Future Homes Standard • Biodiversity net gain, new woodland and ecological enhancements and no adverse impacts on existing ecology • High quality public realm encouraging strong community, health and well-being • No adverse heritage, pollution or flooding impacts • Would support existing facilities within Fair Oak Village Centre • Capable of providing health care facilities • Limited impact on South Downs National Park

Number of responses	Summary of responses
	<ul style="list-style-type: none"> • Golf course (A4) would support residential or environmental mitigation / BNG to support development. • Provides an extension to the east of Fair Oak • Constraints can be dealt with through high quality design
Bloor Homes (south of Mortimers Lane)	<p>Comment on the deliverability of the site (southern part of A3). It can be delivered from early in the plan period, with a phased release with multiple outlets providing consistent delivery over the period. Some parts of the SDO could be developed without requiring significant infrastructure. Note live application for up to 245 dwellings could be delivered south of Mortimers Lane.</p>
ADD	<p>Do not support SDO A, with the following reasons given:</p> <ul style="list-style-type: none"> • Relatively remote location with poor transport links • Car dependent • Bus service is poor and offers the only option for public transport improvements • Previous plan Inspector was highly critical of impact on rural lanes in the national park. • Surrounding villages would also suffer regular gridlock. • The current option doesn't even have the new link road. • Extensive mitigation would be required could be a showstopper. Mitigation should be subject to consultation before assessment proceeds. • No logical location for a district centre. Large parts of the SDO are distant and uphill from Fair Oak centre, and a new local centre would detract from this centre. • Increase of flood risk in existing communities. • Best landscape, with ancient woodland, and would have a significant impact on the national park. • Would be entirely negative and extremely challenging to mitigate. SDO B/C offer infrastructure possibilities and is close to transport hubs.
Fair Oak and Horton Heath Parish Council	<p>Not in support, serious challenges:</p> <ul style="list-style-type: none"> • Traffic congestion / lack of rail (previous inspector didn't support even with link road which is no longer there) • Conflicts with vision (i.e. climate change and protecting gaps) • Unviable • Flood risk

Number of responses	Summary of responses
	<ul style="list-style-type: none"> • Previously dismissed by Inspector due to impact on South Downs, communities, and lack of due process / consideration of alternatives • Prioritise instead sites with sustainable transport • SDO is 1,986 dwellings above the stated need
38 responses including Owslebury Parish Council, Durley Parish Council, Twyford Parish Council, Upham Parish Council and CPRE Hampshire	<p>Not in support of development at SDO A for the following reasons:</p> <ul style="list-style-type: none"> • Previously dismissed by Inspector for numerous reasons which still apply • Impact on surrounding roads would be worse as no road is proposed in this option • Impact on surrounding countryside and South Downs National Park • Loss of high-quality landscape
2 responses including Durley Parish Council and Upham Parish Council	Concern no transport evidence has been included in the consultation. Would welcome publication of transport evidence when available. Wants to ensure Local Plan decisions are made from a clear and transparent evidence base.
Upham Parish Council	Concern sites A3 and A4 would erode the gap between Fair Oak and the National Park at Lower Upham.
13 responses	Concern homes built at this location would flood or would cause property nearby to flood due to existing flooding problems
11 responses	Concerns the site would adversely impact the South Downs National Park due to traffic, light pollution and visual impact (particularly from the area furthest east).
3 responses	Concerns development would not be sufficiently close to a railway station, some state SDO D meets this requirement.
21 responses	Concerns development would lead to the loss of countryside/natural environment and biodiversity habitats (including ancient woodland) that could not be replaced. Two responses refer specifically to the importance of green spaces on mental health and wellbeing. One response suggests land is used for country park.
The Woodland Trust	Object to ancient woodland areas being included in development site allocations. Recommend a minimum 50 metre buffer should be maintained between a development and the ancient woodland where a development site is adjacent to ancient woodland. A larger buffer may be required for particularly significant after-uses that generate significant disturbance.
4 responses	Concerns development would have an adverse heritage impact.
2 responses	Concerns development would have an adverse landscape impact.

Number of responses	Summary of responses
Nature Space Partnership	Site includes higher impact zones for great crested newts. Developers should evidence how they are going to avoid impacting the species. Offer to examine the SDOs for EBC in relation to great crested newts.
2 responses including Great Oak Care Homes	Support site development but suggest wildlife gap around the development and green infrastructure in sub area A2.
Historic England	Ensure all Mortimers Farm Listed Buildings are assessed. Recommends a proportionate heritage impact assessment should be used to inform the extent to which that agricultural setting contributes to the significance of the listed buildings within the allocation (Mortimers Farm) and inform the approach to development in A3 and A4. Likely that development south of Mortimers Farm will harm the significance of the listed buildings, which would be preferable to avoid. Assessment should be informed by detailed reference to the local Historic Environment record.
1 response	Stated unable to provide a comment due to lack of information.
Hamble Parish Council	Suggests it's sensible to plan for development at a sufficient scale to create well defined new 'places' and to fund the infrastructure necessary to provide for new residents.
1 response	Loss of high-quality farmland.
1 response	Concerns regarding impact on village centre facilities due to competition from new local centre.
1 response	Not in support of development in this location due to concerns site and scale of development would have flood risk impact that has not been fully considered. Concerns regarding water run-off and impact on stream network, existing network having insufficient capacity, and Sustainable Drainage systems reducing in capacity over time due to vegetation growth.
Natural England	Stated that the site lies outside of the 13.8km zone of influence for the New Forest recreational disturbance strategic solution and 5.6km zone of influence for the Solent SPA / Ramsar sites. However, parcel A1 lies on the boundary of the extended 15km zone of influence from the New Forest designated sites. Larger developments such as those intended for SDO A may need to consider impacts up to 15km. The site has areas of deciduous woodland priority habitat which should be considered in line with the NPPF para 192b to promote the conservation, restoration and enhancement of ecological networks.
South Downs National Park Authority	Remain concerned that SDO A presents the greatest risk to the national park given proximity / scale / traffic increases. The landscape is an important setting and would be significantly affected and landscape evidence will be required to identify which parts affect the setting

Number of responses	Summary of responses
	<p>The previous inspector shared the concerns re traffic impacts on the national park. The current SDO covers a similar area and no longer includes the link road to divert traffic away from the park. Our concerns remain re traffic impacts on rural character / severance. Our 'Roads in the South Downs' document identifies sensitive design measures to reduce traffic. The transport evidence needs to be robust.</p> <p>Following the mitigation hierarchy, landscape / traffic impacts should be avoided and proposals should take a landscape led approach.</p>
H&loW Integrated Care Board	Welcomes the opportunity to review SDO 'A' with the Local Authority to assess the potential impacts and opportunities for primary care
Hampshire County Council	<p>Local highway authority comments:</p> <ul style="list-style-type: none"> • Parts of the site are over 2km from Fair Oak centre – other destinations are some distance away • Bus services are relatively frequent but services will need to be rerouted • There are traffic capacity issues on the main corridors to Winchester, Hedge End and Eastleigh, with limited options to increase capacity. Significant extra traffic is likely to lead to severe residual impact without mitigation and there may be safety impacts. • A key solution may be a high frequency bus service or mass rapid transit. Modal shift would free up capacity to avoid unacceptable increases in traffic
6 responses, inc from Fair Oak resident	Concerns additional traffic created by new development will cause road safety issues and increase road traffic accidents.
Response from Fair Oak resident	Concern that development will exacerbate issues with obtaining GP appointments
HIWWT	<p>The Trust does not provide comments on the allocation of development sites within the Local Plan Review. However, all site allocations (Including SDO A) must align with the priorities and measures set out in the forthcoming Local Nature Recovery Strategy (LNRS) for Hampshire. It is essential that all proposed development sites are assessed against LNRS mapping to avoid the fragmentation of priority habitats and to support the recovery of nature at a local level. We urge the Council to adopt a robust and evidence-based approach that integrates the LNRS principles at every stage of site allocation, ensuring that nature's recovery is placed at the heart of local planning decisions.</p>
1 response	Request significant tree buffer to protect setting of specific listed building.

Number of responses	Summary of responses
1 response	Concern the decision to develop SDO A will predetermine the Local Plan process.
1 response	Support A1 only with infrastructure improvements before work progresses.
Redrow Homes Ltd	Notes that the infrastructure required has an impact on timing and slows delivery. If options of this size (A, B or C) are taken forward, they should be complimented with other sites which can deliver earlier in the plan period.
Environment Agency	States SDO A is immediately upstream of Fair Oak, which has a history of previous significant flooding. Given the strategic nature of development, we would require that any development would ensure that flood risk (on and off-site) is reduced as a result of new development, this should include the likely cumulative impacts of several development sites within the upstream catchment of these main rivers.
Bluestar	Up to 4,600 dwellings are proposed at this site. Areas A1–A3 form a logical extension of existing development, while A4 is less sustainable. The area is remote from major centres and served by stressed road infrastructure. Existing bus services are limited and indirect, requiring significant enhancement and priority measures. Focus should be on A1–A3, compact form, western phasing, efficient bus circulation, and strong corridor-wide bus priority. The site is not suitable for meeting Southampton's housing needs.
6 responses	Option A is a rehash of the previous SDO Option C, which was rejected by the Inspector on appeal. Also, Option A drains through Fair Oak, which has trouble dealing with the amount of water and it is therefore a flood risk. Option A may result huge traffic problems which will gridlock the already congested roads.
3 responses	A station should be built as part of the infrastructure. Suggest a direct tram link to Eastleigh Station/Town centre from the Allington Lane/SDO B development. The SDO A location is the farthest away from any motorway (M27/M3) and therefore should be the least priority.
1 response	Applications in locations marked in Option A must be shared with Winchester CC and SDNP and include a TIA owing to the substantial amount of traffic already using the B33355 to the north being the shortest route to the M3

Strategic Development Option A Infrastructure - North East Fair Oak

Question 30: Which Infrastructure improvements would be needed if SDO A or any part of SDO A were developed?

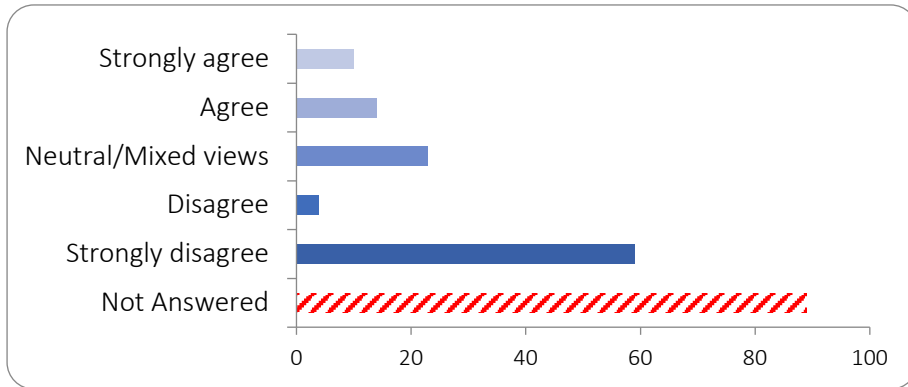
Number of responses	Summary of responses
4 responses including Great Oak Care Homes;	Road and cycle network improvements to improve capacity and encourage alternatives: <ul style="list-style-type: none"> • To Eastleigh • To Winchester • New road to M3 • At junctions • To divert traffic from SDNP • Cycle lanes • Bypass road for Winchester Road
23 responses, including H&loW Integrated Care Board	Healthcare provision: SDO A is within the current catchment boundaries of Stokewood Surgery. Stokewood is already significantly undersized, therefore any of these options will need consideration for an additional new appropriately sized surgery - or relocation of the existing surgery to a larger site.
8 responses	Infrastructure to prevent flooding
7 responses	Environmental provision <ul style="list-style-type: none"> • for mental health • for biodiversity
11 responses	Public transport <ul style="list-style-type: none"> • Buses • Rail station at Allington Lane • Mobility hub provision
19 responses	Schools
Bluestar	Up to 4,600 dwellings are proposed. Areas A1–A3 form a logical extension of existing development, while A4 is less sustainable. The area is remote from major centres and served by stressed road infrastructure. Existing bus services are limited and indirect, requiring significant enhancement and priority measures. Focus should be on A1–A3,

	compact form, western phasing, efficient bus circulation, and strong corridor-wide bus priority. The site is not suitable for meeting Southampton's housing needs.
Mac Mic	On site facilities; link road (but unlikely to be delivered) and school (but unlikely to be accessible location)
9 responses including Great Oak Care Homes	Green spaces including play and leisure provision
2 responses	Footpath improvements.
2 responses	Local Shop
2 response including Great Oak Care Homes	Community hub including cafe, co-working space and community space and a leisure centre
5 responses	Utilities <ul style="list-style-type: none"> • Water supply and sewage • Waste management services.
2 responses	No infrastructure improvements needed
Hampshire County Council	Need for schools set out, for whole SDO would be 5.5FE secondary and 5.6FE primary.
1 response	States happy to have limited access to services (and not additional homes) in order to retain rural feel.
Botley Parish Council	States a greenfield site at SDO B would be required.

Strategic Development Option B – South of Bishopstoke

What are your views on developing SDO B1?

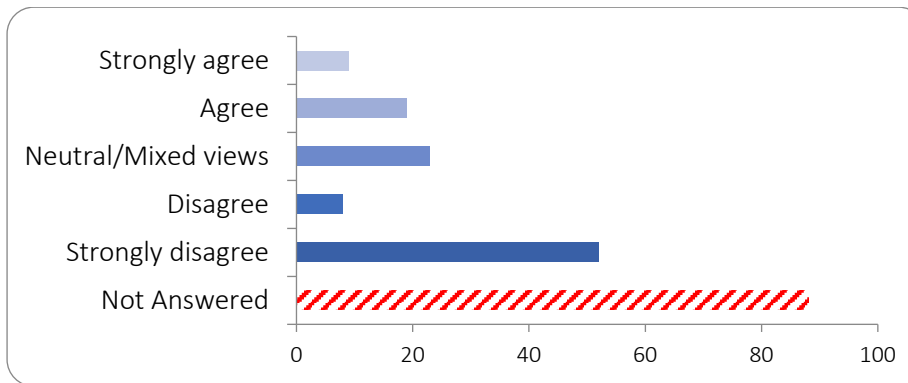
There were 110 responses to this part of the question in the full survey. Six further responses were given – three agreed, two were neutral/mixed, one disagreed (about B1b) (not included in the table below).



Option	Total	Percent
Strongly agree	10	5.03%
Agree	14	7.04%
Neutral/Mixed views	23	11.56%
Disagree	4	2.01%
Strongly disagree	59	29.65%
Not Answered	89	44.72%

What are your views on developing SDO B1b?

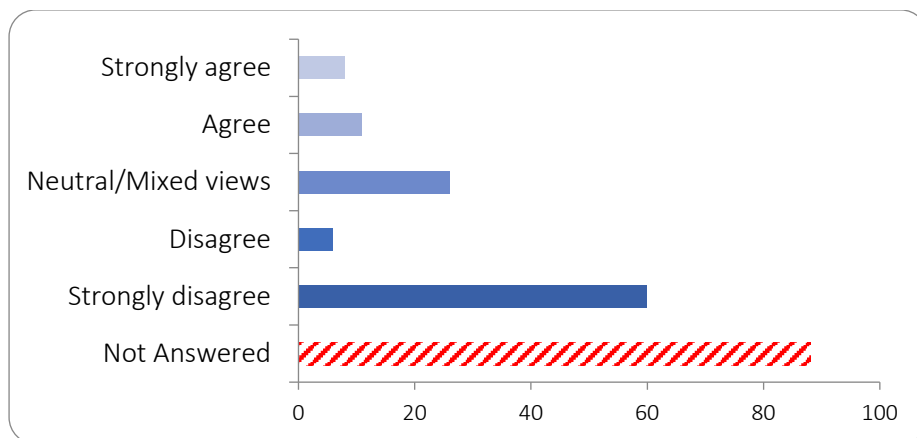
There were 111 responses to this part of the question in the full survey. Six further responses were given – three agreed, two were neutral/mixed, one disagreed (about B1b) (not included in the table below).



Option	Total	Percent
Strongly agree	9	4.52%
Agree	19	9.55%
Neutral/Mixed views	23	11.56%
Disagree	8	4.02%
Strongly disagree	52	26.13%
Not Answered	88	44.22%

What are your views on developing B1a + B1b?

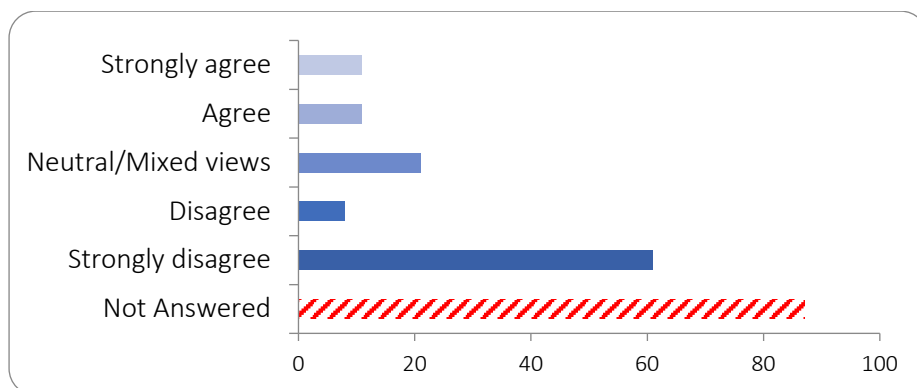
There were 111 responses to this part of the question in the full survey. Six further responses were given – three agreed, two were neutral/mixed, one disagreed (about B1b) (not included in the table below).



Option	Total	Percent
Strongly agree	8	4.02%
Agree	11	5.53%
Neutral/Mixed views	26	13.07%
Disagree	6	3.02%
Strongly disagree	60	30.15%
Not Answered	88	44.22%

What are your views on developing SDO B1a + B1b + B2?

There were 112 responses to this part of the question in the full survey. Six further responses were given – three agreed, two were neutral/mixed, one disagreed (about B1b) (not included in the table below).



Option	Total	Percent
Strongly agree	11	5.53%
Agree	11	5.53%
Neutral/Mixed views	21	10.55%
Disagree	8	4.02%
Strongly disagree	61	30.65%
Not Answered	87	43.72%

Question 32: Do you have any comments on developing SDO B or any part of SDO B?

Number of responses	Summary of responses
26 responses including Barratt David Wilson	<p>Not in support of development in this location with the following reasons given:</p> <ul style="list-style-type: none"> • Lack of existing infrastructure; • Development at One Horton Heath is not complete; • Existing congestion on road network; • Lack of public transport serving area; • Impact on wildlife and SSSI and SAC/SPA/Ramsar; • Loss of open / green space • Impacts on water quality and volume • Part being promoted/used as solar farm and not deliverable in short term • Deliverability uncertain as not all submitted through “call for sites” • Developable land would not support sufficient new facilities • Impact on Fair Oak and Horton Heath gap • Would destroy the boundary identity of Bishopstoke • Increased risk of flooding
55 responses including Owslebury Parish Council, ADD, Hamble Parish Council, Upham Parish Council, Twyford Parish Council and Thakeham	<p>State general support for development in this location for the following reasons:</p> <ul style="list-style-type: none"> • Proximity to railway line and opportunity for strong public transport links • The scale of development achievable on the site (if developed with SDO C) to deliver infrastructure for new and existing residents • Strong road transport links
Mac Mic	<p>This site could complement SDO C / OHH with new strategic bus corridor. SDO B1b solar unavailable to 2038, part of SDO B2 solar. These should be safeguarded. Capacity likely to be fewer than 2,000 dwellings.</p>
Fair Oak and Horton Heath Parish Council	<p>Support given potential transport connections (including new rail station and cycleway to Eastleigh). However, there will be significant traffic impacts which require careful assessment.</p>
Upham Parish Council	<p>Suggest a cycleway should be delivered linking Hedge End station to Eastleigh, passing through SDO B.</p>

Number of responses	Summary of responses
1 response	Support for SDO B providing it delivers social and affordable housing, has a link to Itchen Valley Country Park, includes green buffers and wildlife corridors, protects ancient woodland and the River Itchen, and priority is given to securing the Chickenhall Lane Link Road.
Taylor Wimpey Strategic Land	Support for SDO B should first be considered, before the LPA moves on to assess how the residual balance of housing can be accommodated in other potential SDO areas and on smaller sites. A mix of SDOs including SDO B is otherwise supported.
Taylor Wimpey Strategic Land	Assert that Inspector at examination on adopted Local Plan (2022), stated how SDO 'B' – then known as 'strategic growth option D' – would: <ul style="list-style-type: none"> - provide the shortest new bus route to key destinations; - result in more people using public transport; - offer the potential to create rail access to the existing rail network
Taylor Wimpey Strategic Land	Claim that the assumptions underpinning estimated capacities are unclear (e.g. extent of net developable areas, densities of development, etc); TWSL would be pleased to assist in clarifying the quantum of development SDO B could provide
Taylor Wimpey Strategic Land	TWSL confirms control of a large area of SDO: <ul style="list-style-type: none"> - BIS006 West of Templecombe Road – promoted by developer; - BIS007 North of Allington Nursery – promoted by landowner; - BIS008 West of Allington Lane – promoted by developer; - BIS009 North of Allington Lane – promoted by landowner (includes BIS007); - BIS010 East and West of Allington Lane – promoted by landowner; - WE003 East of Allington Lane – promoted by landowner; - despite having promoted B2 to the Council on 24 November 2024, this parcel does not feature in the SHLAA and, as a result, is claimed as not having been assessed in the Interim SA.
Taylor Wimpey Strategic Land	Asserts that it would be useful for the Council to confirm its intentions regarding B1b.
Taylor Wimpey Strategic Land	Submits a Development Concept Plan for SDO B, which revolves around the delivery of two 'settlement extensions' - the first to Fair Oak in the north, and the second to Horton Heath in the south-east. Concept Plan advocates, amongst other things: <ul style="list-style-type: none"> - separate identity of settlements (Fair Oak-Horton Heath)

Number of responses	Summary of responses
	<ul style="list-style-type: none"> - delivery of modal shift (extended bus networks to Eastleigh and Southampton and improving cycle and walkways) - strong green & blue infrastructure framework
Thakeham x 3(west and East Allington Lane)	Support allocation – was previously identified as part of the One Horton Heath strategic growth option and assessed positively in previous SA, therefore should be prioritised in new Plan. No constraints to early delivery. Land east of Allington Lane would be a natural extension to One Horton Heath.
2 responses	Support development at B1b and B2 but not B1a.
2 responses	Support for development at B1b only due to proximity to One Horton Heath.
1 response	Not against development in SDO B but would like to see impact of One Horton Heath development first. Notes stream on boundary between B1a and Templecombe Roads isn't shown on map.
2 responses	Concerns regarding potential loss of children's playing facilities in B1a.
10 responses including Eastleigh Borough Conservation Alliance	Concern homes built at this location would flood or cause flooding.
4 responses	Concern existing infrastructure cannot cope including schools and doctors' surgeries.
6 responses	Concerns the site would negatively impact settlement gaps and create urban sprawl.
7 responses	Concerns development would lead to the loss of the natural environment and biodiversity habitats including rivers that could not be replaced. Three responses refer specifically to the importance of green spaces on mental health and wellbeing.
The Woodland Trust	Object to ancient woodland areas being included in development site allocations. Recommend a minimum 50 metre buffer should be maintained between a development and the ancient woodland where a development site is adjacent to ancient woodland.
Redrow Homes Ltd	Notes that the infrastructure required has an impact on timing and slows delivery. If options of this size (A, B or C) are taken forward, they should be complimented with other sites which can deliver earlier in the plan period.
Portsmouth Water	States tributary stream in site B1a requires protection from development.
Nature Space Partnership	Site B2 includes higher impact zones for great crested newts. Developers should evidence how they are going to avoid impacting the species. Offer to examine the SDOs for EBC in relation to great crested newts.

Number of responses	Summary of responses
Historic England	Recommends a proportionate heritage impact assessment should be used to inform the extent to which that agricultural setting contributes to the significance of the listed buildings within the allocation (West Horton Farm cottages) and inform the approach to development in that area.
14 responses	Concerns the existing road network cannot cope with additional development and will intensify congestion.
1 response	Any new development should be within close proximity to an existing railway station.
1 response	Concern regarding right hand turn sign on new Allington Lane roundabout has been completed in preparation for new development.
Sennitt Planning	Concerns raised regarding size of the SDO and the likely length of time for delivery of the site.
Natural England	Stated that the site is very close to the River Itchen SAC, and is hydrologically connected. It also lies adjacent to an area of coastal and floodplain grazing marsh priority habitat, which should be considered as above. It also lies within the New Forest and Solent SPA / Ramsar zone of influence.
H&loW Integrated Care Board	Welcomes the opportunity to review SDO 'B' with the Local Authority to assess the potential impacts and opportunities for primary care.
Hampshire County Council	<p>Local highway authority comments:</p> <ul style="list-style-type: none"> • South of site is more than 2km from facilities in Bishopstoke / Fair Oak, distances from B1a are more acceptable – more significant destinations are some distance away, and the secondary school over 2km away • B1b could be acceptable given its proximity to One Horton Heath • Bus services are frequent, but services will need to be rerouted • There are traffic capacity issues on the main corridors to Winchester, Hedge End and Eastleigh, with limited options to increase capacity. Significant extra traffic is likely to lead to severe residual impact without mitigation and there may be safety impacts.
HIWWT	The Trust does not provide comments on the allocation of development sites within the Local Plan Review. However, all site allocations (Including SDO B) must align with the priorities and measures set out in the forthcoming Local Nature Recovery Strategy (LNRS) for Hampshire. It is essential that all proposed development sites are assessed against LNRS

Number of responses	Summary of responses
	mapping to avoid the fragmentation of priority habitats and to support the recovery of nature at a local level. We urge the Council to adopt a robust and evidence-based approach that integrates the LNRS principles at every stage of site allocation, ensuring that nature's recovery is placed at the heart of local planning decisions.
Botley Parish Council	State the area is rural but they would give limited support to some development.
Environment Agency	States SDO B is within very close proximity, and in some instances immediately upstream of, Allington Lane. This is an area where there has been previous historic flooding to properties on several different occasions. We are investigating the possibility of a flood alleviation and environmental enhancement scheme to address both flood risk to properties, and the environmental issues within the watercourse in this area. Again, given the strategic nature of development identified in this location, we would require that any development would support any potential project being undertaken, and that flood risk (both on- and off-site) is reduced as a result of development. Cumulative impacts on flood risk should also be considered to ensure development avoids flood risk to people and property.
Bluestar	Around 2,800 dwellings are proposed. Northern areas (B1a and B1b) align well with existing development, bus corridors, and services, making them among the most sustainable and suitable for early delivery. Southern area B2 depends on a new strategic bus corridor and is best considered alongside SDO C as part of a transit-oriented development approach. Strong bus priority and new corridors are essential at any scale.
1 response	A station should be built as part of the infrastructure. Suggest a direct tram link to Eastleigh Station/Town centre from the Allington Lane/SDO B development.

Strategic Development Option B Infrastructure - South of Bishopstoke

Question 33: Which infrastructure improvements would be needed if SDO B or any part of SDO B were developed?

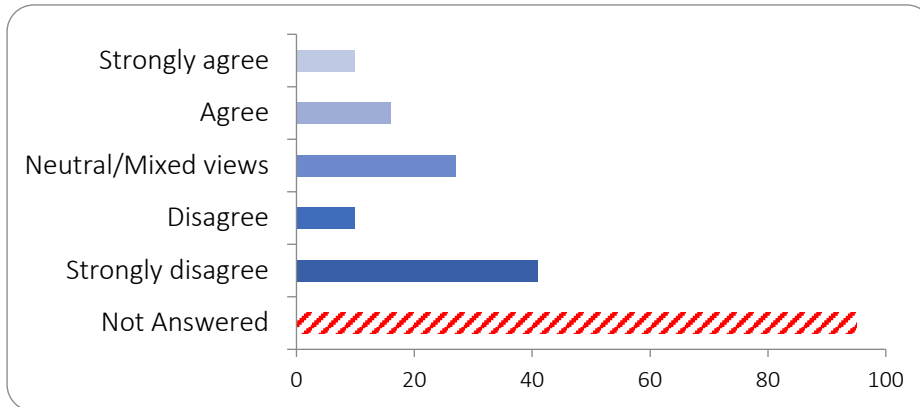
Number of responses	Summary of responses
14 responses	Responded to the question but did not provide any suggestions for infrastructure improvements.
1 response	States little or no infrastructure is required.
The Woodland Trust	Infrastructure including buffers and well-designed schemes to protect ancient woodland.
1 response	Suggested existing infrastructure should be improved.
28 responses	<p>Transport improvements to improve capacity and ease congestion including:</p> <ul style="list-style-type: none"> • Additional roads and road widening • Improved access to motorway • Improved / new bridge across railway at Eastleigh • New junction on motorway • Upgrades to Allington Lane • Delivery of Chicken Hall Lane Link Road • Closure of Burnett's Lane to through traffic • Improve safety of Allington Lane bridge
13 responses	<p>Public transport improvements including:</p> <ul style="list-style-type: none"> • Public transport services and safe walking and wheeling access from the site to Hedge End and Southampton Parkway railway stations • Improved frequency of public transport services (trains and buses) • New train station • Increased funding into public transport infrastructure to reduce passenger fares • Provision of bike lanes • Infrastructure to improve road safety and reduce pollution levels
Mac Mic	Will need onsite facilities to be sustainable, higher order facilities may not be possible with reduced development due to solar.
5 responses	Infrastructure to prevent flooding. One response specified the need to resolve flooding along Allington Lane.
Portsmouth Water	Mains sewage and sustainable urban drainage systems.
1 response	All infrastructure is required.

Number of responses	Summary of responses
3 responses	Access to open space and green spaces for recreation and leisure.
3 responses	Good drainage system.
1 response	Considers it impossible to provide sufficient infrastructure to support new development.
9 responses, including H&loW Integrated Care Board	Healthcare provision including GP surgeries, dentists and pharmacy. SDO B is within the current catchment boundaries of Stokewood branch surgery (Old Anchor). Old Anchor) is already significantly undersized and the next two closest surgeries (Eastleigh Medical Practice and St Andrews) in Eastleigh town centre are also undersized. Therefore, for any of these options there will need to be consideration for an additional new appropriately sized surgery - or relocation of the existing surgery to a larger site
10 responses	Additional schools / school places
1 response	Improved emergency services and farmland.
5 responses	Range of shops / retail offer and leisure facilities
1 response	Employment opportunities
Hampshire County Council	Need for schools set out, for whole SDO would be 3.4FE secondary and 3.4FE primary.
3 responses –Thakeham	Believe that all or a lot of infrastructure will already be in place, owing to One Horton Heath development – this makes it a better option than SDO ‘C’. Key new requirements would mostly be roads and possibly not this for East Allington Lane part
Botley Parish Council	States a greenfield site at SDO C would be required.

Strategic Development Option C - North of West End

What are your views on developing SDO C1?

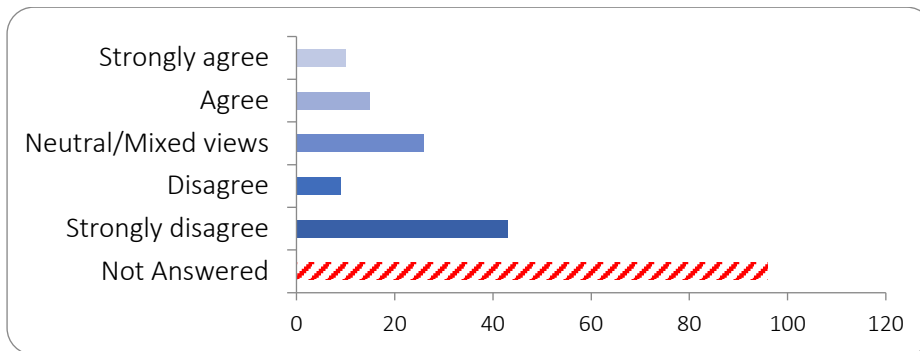
There were 104 responses to this part of the question in the full survey. Three further responses were given – one strongly agreed, one agreed and one strongly disagreed (not included in the table below).



Option	Total	Percent
Strongly agree	10	5.03%
Agree	16	8.04%
Neutral/Mixed views	27	13.57%
Disagree	10	5.03%
Strongly disagree	41	20.60%
Not Answered	95	47.74%

What are your views on developing SDO C1 + C2?

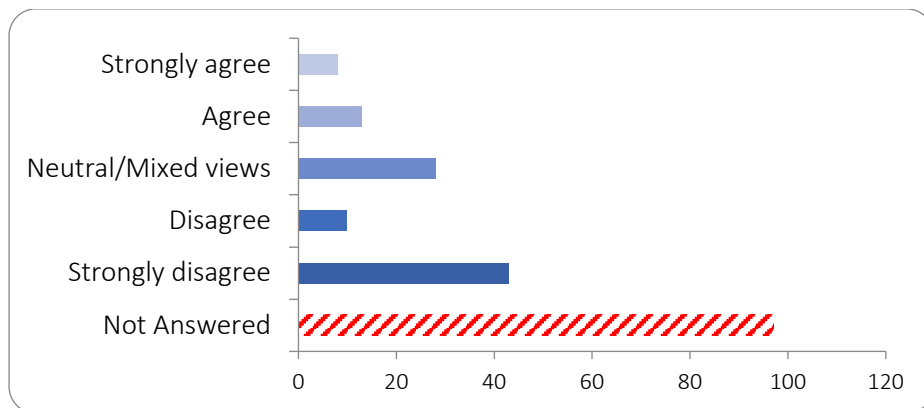
There were 103 responses to this part of the question in the full survey. Three further responses were given – one strongly agreed, one agreed and one strongly disagreed (not included in the table below).



Option	Total	Percent
Strongly agree	10	5.03%
Agree	15	7.54%
Neutral/Mixed views	26	13.07%
Disagree	9	4.52%
Strongly disagree	43	21.61%
Not Answered	96	48.24%

What are your views on developing SDO C1 + C2 + C3?

There were 102 responses to this part of the question in the full survey. Three further responses were given – one strongly agreed, one agreed and one strongly disagreed (not included in the table below).



Option	Total	Percent
Strongly agree	8	4.02%
Agree	13	6.53%
Neutral/Mixed views	28	14.07%
Disagree	10	5.03%
Strongly disagree	43	21.61%
Not Answered	97	48.74%

Number of responses	Summary of responses
13 responses including Barratt David Wilson Homes and Thakeham	<p>Not in support of additional homes in this location with the following reasons given:</p> <ul style="list-style-type: none"> • Lack of infrastructure; • Proximity to motorway; • Existing congestion on road network; • Lack of secondary school and bus service • Impact on SSSIs and ecology • Too far from existing centres/urban edge and an isolated site • Ecological constraints • Increased risk of flooding • Rural in nature – would create new urbanisation within Eastleigh’s last remaining green lung.

Number of responses	Summary of responses
60 responses including Exdell and Durley Parish Council, Twyford Parish Council, Upham Parish Council and Davies Family	<p>General support for development at this location with the following reasons given:</p> <ul style="list-style-type: none"> • Proximity to railway line and opportunity for strong public transport links (mention of Solent Transport mass transport system); • Proximity to Eastleigh town centre and Southampton • Good existing road network; • The scale of development achievable on the site (if developed with SDO B and One Horton Heath); • Scope for level cycle way linking Allington Lane to Eastleigh town centre (with SDO B) • Proximity to other developments; • Motorway access; • Minimal impact to existing residents in the borough. • Support (on behalf of WE6). Residential development could be delivered quickly. • Direct link to Southampton Airport Parkway railway station. • Existing facilities and services within proximity of the site including hospital, secondary schools (including new school at Horton Heath), retail centres (including Hedge End Retail Park) and sport facilities; • The relationship to the Itchen Valley Country Park, offering recreational opportunities • The mix of uses (homes (including later living and affordable housing), employment, recreation and community facilities
Mac Mic (SDO C)	<p>SDO C is the optimal location and should be a coherent whole with strong self containment / new infrastructure and sense of place. It is unique in achieving this, balancing new housing (at least 4,000) / employment / centre / schools / multipurpose landscape It is not in a designated gap, is separated from Horton Heath and has relatively few on site constraints. Other areas cannot deliver at the same scale.</p> <p>It is central to Eastleigh, Southampton, Hedge End, Horton Heath, facilities / employment. It will reinforce existing bus services (other sites can't). There can be a new strategic bus corridor through SDOC linking Southampton to Eastleigh / SDO B / OHH. Bluestar support. Also, strategic walking connections.</p> <p>Mac Mic have provided a vision document and transport appraisal in support of SDO C.</p>

Number of responses	Summary of responses
ADD	SDO C and B – together or separately offer transport possibilities: a new link road from SDO B and OHH to Eastleigh town centre; a cycleway from Hedge End to Eastleigh station; new station at Allington and direct services to Southampton (as a longer-term goal – tram / train could connect various developments in the wider corridor). B / C combined would contribute to viability – this strong public transport spine should be seriously considered. Other possible transport solutions: M27 jnc 6 (though expensive) and Chickenhall Lane Link Road. A district Centre could serve B/C and OHH.
ADD	Appreciate the need for a gap between this SDO and West End. More effective / efficient ways to maintain the gap should be explored (to increase biodiversity / public access / landscape planting) rather than maintaining agricultural land. The NPPF is silent on gaps and places more emphasis on landscapes. The PfSH SPS recognises gaps and says they need to be reviewed. The motorway creates a visual barrier, so wider land does not contribute to the setting of West End. Question whether to protect gaps of marginal agricultural value and risk development in open countryside with more traffic congestion. SDO B/C could maintain effective gaps.
Fair Oak and Horton Heath Parish Council	Support given potential transport connections (including new rail station and cycleway to Eastleigh. However, there will be significant traffic impacts which require careful assessment.
Owslebury Parish Council	Support for SDO C.
2 responses	Concern homes built at this location would flood or would cause property nearby to flood due to reduced permeable surfaces.
JR Properties Ltd	Suggests area to the north should be considered first. Also suggests small and medium sites are required to meet demand in the short-term as they can be delivered faster.
1 response	Concerns the strategic development options are in the northeast of the borough.
8 responses	Concerns the site would lead to urban sprawl and potentially merge with Southampton and One Horton Heath. Expressed importance of protecting existing settlement gaps.
4 responses	Concerns development would negatively impact Itchen Valley Country Park (including River Itchen) and state steps should be taken to protect it.
10 responses	Concerns development would lead to the loss of the natural environment and biodiversity habitats that could not be replaced. Three responses refer specifically to the importance of green spaces on mental health and wellbeing.

Number of responses	Summary of responses
The Woodland Trust	Object to ancient woodland areas being included in development site allocations. Recommend a minimum 50 metre buffer should be maintained between a development and the ancient woodland where a development site is adjacent to ancient woodland.
1 response	States site is already impacted by motorway and rail noise so development would be less damaging to ecology.
2 responses including Portsmouth Water	Concerns development could negatively impact water courses. Portsmouth Water state streams within the development require protection from development.
Redrow Homes Ltd	Notes that the infrastructure required has an impact on timing and slows delivery. If options of this size (A, B or C) are taken forward, they should be complimented with other sites which can deliver earlier in the plan period.
Nature Space Partnership	Site C2 includes higher impact zones for great crested newts. Developers should evidence how they are going to avoid impacting the species. Offer to examine the SDOs for EBC in relation to great crested newts.
1 response	Support site development but suggest wildlife gap around the development.
Historic England	Recommends a proportionate heritage impact assessment should be used to inform the extent to which that agricultural setting contributes to the significance of the listed buildings within the allocation (Moorgreen Farm) and inform the approach to development in that area.
1 response	Stated unable to provide a comment due to lack of information.
Sennitt Planning	Concerns raised regarding size of the SDO and the likely length of time for delivery of the site.
Hamble Parish Council	Suggests it's sensible to plan for development at a sufficient scale to create well defined new 'places' and to fund the infrastructure necessary to provide for new residents.
10 responses	Concerns regarding impact on road network and congestion levels. With impact on Allington Lane highlighted.
1 response	Concerns the site is not located close to a railway station, suggest SDO D is more appropriate for this reason.
6 responses	Recommend SDO C and SDO B are both developed to deliver a scale of growth that supports a new rail station.
2 responses	Suggests development delivers a new junction on M3.
1 response	Suggests future development helps fund improvement to West End Town Centre.
Natural England	Stated that the site is also close to the River Itchen SAC and is hydrologically connected. It contains an area of coastal and floodplain grazing marsh priority habitat and deciduous

Number of responses	Summary of responses
	woodland priority habitat, which should be considered as above. It also lies within the New Forest and Solent SPA / Ramsar zone of influence.
National Highways	SDO C shares a significant (c1.2 mile long) boundary with the M27 – this requires further ongoing consultation in relation to boundary concerns such as lighting and geotechnical matters
H&loW Integrated Care Board	Welcomes the opportunity to review SDO 'C' with the Local Authority to assess the potential impacts and opportunities for primary care
Hampshire County Council	<p>HCC owns 6.52ha at WE004 and has confirmed its availability</p> <p>Local highway authority comments:</p> <ul style="list-style-type: none"> • the north of the site is over 2km from facilities in West End and Hedge End and the secondary school is over 2km away • The site suffers from severance by the M27 and rail line so consider how this could be overcome • Existing bus services are poor and a considerable distance from parts of the site. Services will need rerouting and frequencies improved • There are traffic capacity issues on the main corridors to Winchester, Hedge End and Southampton, with limited options to increase capacity. Significant extra traffic is likely to lead to severe residual impact without mitigation and there may be safety impacts.
HIWWT	The Trust does not provide comments on the allocation of development sites within the Local Plan Review. However, all site allocations (Including SDO C) must align with the priorities and measures set out in the forthcoming Local Nature Recovery Strategy (LNRS) for Hampshire. It is essential that all proposed development sites are assessed against LNRS mapping to avoid the fragmentation of priority habitats and to support the recovery of nature at a local level. We urge the Council to adopt a robust and evidence-based approach that integrates the LNRS principles at every stage of site allocation, ensuring that nature's recovery is placed at the heart of local planning decisions.
Davies Family	SDO C and Allington Garden Village has been promoted and supported for development by Eastleigh Borough Council and Hampshire County Council previously. The site at Greenacres presents a logical location to direct new housing growth, whether that be as a standalone site of

Number of responses	Summary of responses
	c360 homes (Option 2) contributing to housing delivery in the more immediate term, or as part of the 3,000 homes Allington Garden Village (Option 1)
Wiseman Family	Proximity to secondary school should not be a determining factor for SDO C allocation as travel distance is often based on personal choice; the motorway is not a limiting factor in allowing communities to integrate and there are already West End facilities north of the M27;
Mac Mic	The Mac Mic consortium control a high proportion of SDO C and can deliver comprehensive development. The site is largely unconstrained by statutory designations. SDO A was rejected by the last local plan inspector, will have an impact on the South Downs and be reliant on an unsustainable / undeliverable link road. Individual planning applications being made mean it is less comprehensive. The PfSH SPS identifies the area southeast / east of Eastleigh town as a broad area of search (e.g. including SDO C and B, but B is smaller and its potential is reduced by committed development including solar farms). SDO C is close to the Navigator Quarter should be given significant weight.
Botley Parish Council	Not in support due to the site being rural farmland.
Bluestar	Support, but with capacity for around 4,600 dwellings, this option offers the most compact and strategically advantageous location for public transport, particularly due to proximity to Southampton. Although existing bus services are limited, the area presents major opportunities to create a new high-quality bus spine and significantly improve network connectivity. It is considered highly supportable and central to a positively planned borough-wide strategy.
3 responses	Option C is one of the most suitable as it is best suited for public transport access and have easy walking and cycling access to Eastleigh.
1 response	Option C this community should be centred around a new railway station at Allington Lane and new access link to the M27, providing access to arterial network and strong link to Eastleigh Town Centre, which would help reduce impact on Fair Oak and Mansbridge. There is also a potential for a level cycleway that would link Allington Lane to central Eastleigh.
2 responses	Options C (together with option D) would be better for minimising encroachment.

Strategic Development Option C Infrastructure - North of West End

Question 36: Which infrastructure improvements would be needed if SDO C or any part of SDO C were developed?

Number of responses	Summary of responses
12 responses	Responded to the question but did not provide any suggestions for infrastructure improvements.
1 response	Infrastructure to prevent flooding.
1 response	Suggested exiting infrastructure should be improved.
1 response	Contributions to enhance Itchen Valley Country Park and Moorgreen Meadows SSSI.
The Woodland Trust	Infrastructure including buffers and well-designed schemes to protect ancient woodland.
2 responses	Environmental provision / green spaces for mental health.
3 responses	Drainage system
Portsmouth Water	Mains sewage and sustainable urban drainage systems.
6 responses including Wiseman Family	Schools including secondary
1 response	Local shops
3 responses, including H&loW Integrated Care Board	Healthcare provision: SDO C is within the current catchment boundaries of West End Surgery. The two closest surgeries (West End Surgery and Chartwell Green) are significantly undersized. Therefore, for any of these options there will need to be consideration for an extension, an additional new appropriately-sized surgery - or relocation of the existing surgery to a larger site.
25 responses including Wiseman Family and Bluestar	Transport improvements to improve capacity and ease congestion including: <ul style="list-style-type: none"> • Additional roads • Footpaths and cycleways along Allington Lane • Improved access to motorway • New junction on motorway • Upgrades to Allington Lane and Quob Lane • Traffic calming measures on Allington Lane • create a new high-quality bus spine and significantly improve network connectivity.
11 responses	Public transport improvement including: <ul style="list-style-type: none"> • Public transport services from the site to Hedge End and Southampton Parkway railway stations • Improved frequency of public transport services

Number of responses	Summary of responses
	<ul style="list-style-type: none"> <li data-bbox="719 236 1010 268">• New train station
Hampshire County Council	Need for schools set out, for whole SDO would be 6.4FE secondary and 6.5FE primary.
Mac Mic	Combined into summary of Q35

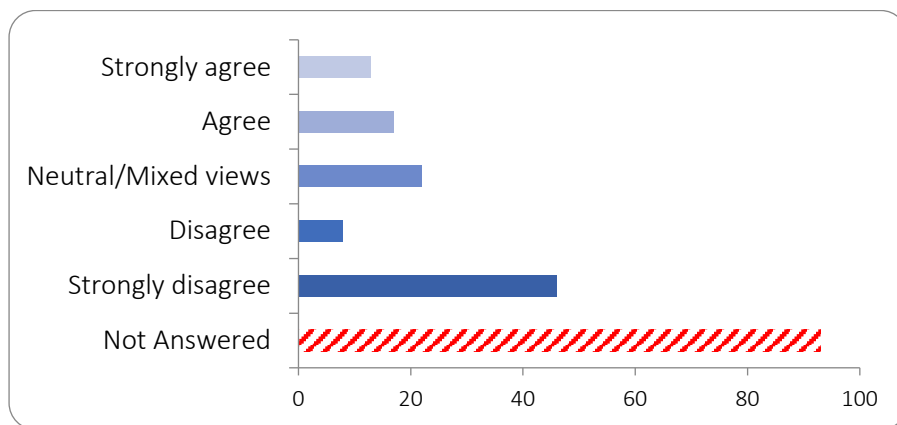
Strategic Development Option D - North of West End

Question 37: Do you agree or disagree with developing all or part of SDO D?

- Agree
- Neutral / mixed views
- Disagree
- Strongly disagree

What are your views on developing SDO D1?

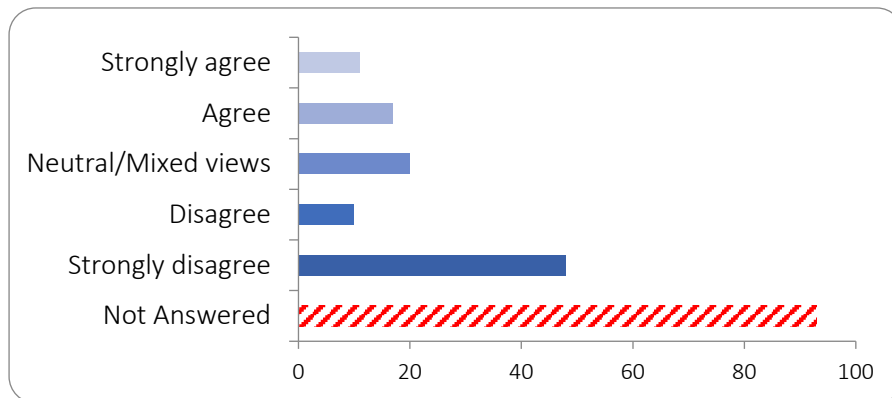
There were 106 responses to this part of the question in the full survey. Two further responses were given – one disagreed and one strongly disagreed (not included in the table below).



Option	Total	Percent
Strongly agree	13	6.53%
Agree	17	8.54%
Neutral/Mixed views	22	11.06%
Disagree	8	4.02%
Strongly disagree	46	23.12%
Not Answered	93	46.73%

What are your views on developing SDO D1+D2?

There were 106 responses to this part of the question in the full survey. Two further responses were given – one disagreed and one strongly disagreed (not included in the table below).



Option	Total	Percent
Strongly agree	11	5.53%
Agree	17	8.54%
Neutral/Mixed views	20	10.05%
Disagree	10	5.03%
Strongly disagree	48	24.12%
Not Answered	93	46.73%

Question 38: Do you have any comments developing SDO D or any part of SDO D?

Number of responses	Summary of responses
50 responses including Barratt, David Wilson Homes, St Philips, Fair Oak and Horton Heath Parish Council, ADD and Durley Parish Council, Upham Parish Council, Twyford Parish Council, Redrow Homes Ltd and Southern Strategic Land	Support for proposals at SDO D, particularly because of sustainable links to Hedge End, other local facilities and integration with local transport network / proximity to a rail station and due to low flood risk and lack of environmental and heritage designations. To achieve the economies of scale necessary to deliver a new community served by new services, facilities and infrastructure, SDO D (D1 + D2) should come forward in its entirety.

Number of responses	Summary of responses
6 responses	There are concerns expressed about flooding and the increased risk of flooding owing to new development.
17 responses	Concern expressed about closeness of proposed SDO D to recently expanded Horton Heath / Boorley Green.
13 responses	Belief that a proposed SDO here would represent overdevelopment in the Hedge End, Boorley Green, Botley, Horton Heath area.
17 responses	Concern SDO D would exacerbate traffic congestion on road network and increase air and noise pollution.
4 responses	Belief that the rural characteristics of Botley Parish are being negatively affected owing to levels of development.
15 responses	There is concern about losing green fields & ecology & wildlife (and accompanying wellbeing).
3 responses including Historic England and Woodland Trust	Issues from relevant government agencies and non-government organisations include around locally-listed North Croft House Park & Garden (parkland with hedgerows / ancient oaks) – proportionate Heritage Impact Assessment required and complete the local Ancient Tree Inventory (ATI).
22 responses	Concern existing infrastructure cannot support additional development. This includes frequent mentions of increased traffic congestion on key routes (A27, M27, local roads), insufficient school places, distance from secondary school, rail service infrequent and overstretched healthcare services (GP surgeries).
Woodland Trust	Support for setting a tree-canopy cover target for SDO, noting that existing trees need to be retained in order to achieve this.
2 responses	A considerable amount of high-quality agricultural land would be lost to the proposed development
1 response	The effect of an application on the significance of a non-designated heritage asset (Croft House Estate) should be taken into account in determining the proposal.
1 response	Question around relocation of activities at existing business park (Shamblehurst Lane).
1 response	Concern over potential loss of ancient mature oaks which forms a tree belt known as Long Common
2 responses	It is stated that householder plots have been included within the boundary of proposed SDO D incorrectly on the part of the Council (Shamblehurst Lane).

Number of responses	Summary of responses
1 response	Concern about loss of existing woodland (Shamblehurst Lane).
13 responses	Statements of how SDO D would be in Settlement Gap; space between communities needed – justify loss of Gap & retain separation between Horton Heath and Hedge End / Boorley Green.
NatureSpace Partnership	Non-governmental organisation support for Great Crested Newts and offer of assistance with audit and policy protection.
1 response	States SDO D should instead be allocated for businesses.
Natural England	Stated that the site lies within the New Forest and Solent SPA/ Ramsar zone of influence
Barratt David Wilson	Need for relationship to SDO C to be further examined to achieve a sustainable urban extension with sufficient infrastructure, services and facilities
H&loW Integrated Care Board	Welcomes the opportunity to review the SDO with the Local Authority to assess the potential impacts and opportunities for primary care.
Hampshire County Council	Local highway authority comments: <ul style="list-style-type: none"> • Better integrated but some severance from railway • Site is near rail station, under 2km to a secondary school and around 2km to significant facilities at Hedge End • There may be potential for the new Boorley Gardens bus service to serve the site • There are traffic capacity issues on the main corridors to Winchester, Hedge End and Southampton, with limited options to increase capacity. Significant extra traffic is likely to lead to severe residual impact without mitigation and there may be safety impacts.
Owslebury Parish Council	Support for SDO D.
St. Philips and Redrow Homes Ltd	Support for phasing that acknowledges eastern SDO D1's location adjacent to existing Boorley Green allocations (under construction). The parcel is advocated to have the potential for 250 dwellings across a range of dwelling types and tenures, together with attractive and well-connected open space and other supporting infrastructure where necessary. Also suggestion that land south of Bubb Lane could come forward as an early phase and act as a 'gateway' to the rest of the development (with or without its partner sites on the north side of Bubb Lane).
Redrow Homes Ltd	Offer to work jointly with the Council and neighbouring site owners / promoters to explore options to masterplan the option and with the community on design.

Number of responses	Summary of responses
HIWWT	The Trust does not provide comments on the allocation of development sites within the Local Plan Review. However, all site allocations (Including SDO D) must align with the priorities and measures set out in the forthcoming Local Nature Recovery Strategy (LNRS) for Hampshire. It is essential that all proposed development sites are assessed against LNRS mapping to avoid the fragmentation of priority habitats and to support the recovery of nature at a local level. We urge the Council to adopt a robust and evidence-based approach that integrates the LNRS principles at every stage of site allocation, ensuring that nature's recovery is placed at the heart of local planning decisions.
1 response (Miller Homes)	Strongly agree and support the inclusion of all of SDO D as a development option, which includes a number of the submitted sites that have been set out within the Strategic Land Availability Assessment (SLAA). The site presents an opportunity that is well positioned on the edge of settlement and within close proximity to a range of local services and facilities.
Mac Mic	No strong views but in a designated gap, especially D2. West of D1 is mainly trees (ecology / landscape impacts). Development should focus closer to station / Boorley Gardens. This will deliver significantly lower development hence the importance of SDO C.
Botley Parish Council	States it is within a settlement gap that should be retained to prevent coalescence (included in the objectives). Also states there is insufficient infrastructure provision, and natural landscape should be protected.
Bluestar	Generally, support - This smaller option (up to 1,300 dwellings) is insufficient alone to justify major bus network changes but could contribute alongside nearby developments. Proximity to Hedge End station is a benefit. However, the area is relatively remote from the core bus network, bus journey times would be less competitive, and current patronage is low. While potentially attractive for short-term delivery, it is less favourable for achieving high sustainable mode share.
3 responses	Option D is one of the most suitable as it is best suited for public transport access and has easy walking and cycling access to Eastleigh.
1 response	Option D next to the existing railway station and with strong links to the M27 makes a good option for sustainable greenfield development.

Number of responses	Summary of responses
2 responses	Options D (together with option C) would be better for minimising encroachment.

Strategic Development Option D Infrastructure - North of West End

Question 39: Which infrastructure improvements would be needed if SDO D or any part of SDO D were developed?

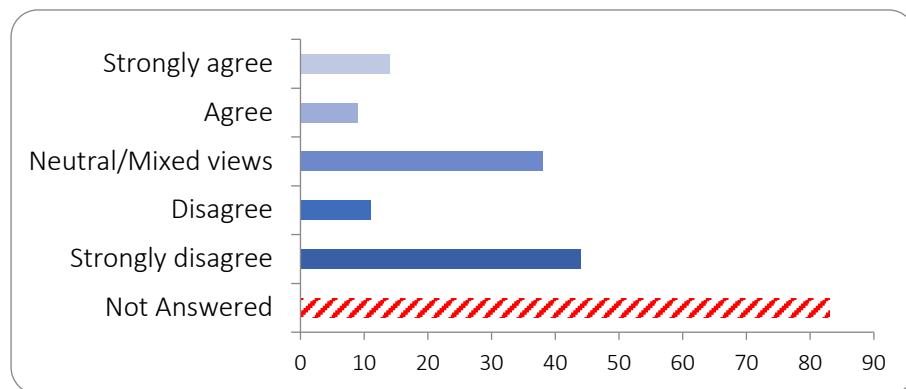
Number of responses	Summary of responses
3 responses, including St Philips	Support for comprehensive infrastructure approach at SDO 'D', alongside the other landowners, to work constructively with the Council and other statutory consultees, to scope out requirements that utilise: <ul style="list-style-type: none"> existing infrastructure / strategic road network access Hedge End train station as an asset
4 responses, including H&loW Integrated Care Board	Concerns expressed about deficits in local healthcare / GPs / dentists: SDO D is within the current catchment boundaries of Hamble Valley Health, Hedge End Medical Centre, Living Well Partnership (LWP); St Lukes Surgery and LWP Botley Surgery. The three closest surgeries are significantly undersized. Therefore, for any of these options there will need to be consideration for an extension, an additional new appropriately sized surgery - or relocation of the existing surgery to a larger site.
3 responses	Highlights transport infrastructure as the primary area of concern or required improvement: SDO D ought to include paths & cycleways, especially to Hedge End.
3 responses	The public consultation responses highlight transport infrastructure as the primary area of concern or required improvement: SDO D ought to include improved bus routes
2 responses	Highlights transport infrastructure as the primary area of concern or required improvement. States Botley Bypass needs to be completed and B3354 improved.
2 responses	States SDO D should ensure provision of new schools.
3 responses including Southern Strategic Land	States SDO D should ensure provision of green spaces, including open space adjacent to roundabout to provide green wedge between other housing
1 response	States SDO D should ensure provision of social services.
Portsmouth Water	Incorporate mains sewage upgrade and sustainable drainage systems.
1 response	States SDO D needs to ensure that flooding does not occur.
Hampshire County Council	Need for schools set out, for whole SDO would be 2.3FE secondary and 2.4FE primary.

Number of responses	Summary of responses
Mac Mic	SDOs need on site facilities / infrastructure to operate sustainably. SDO D is close to a station but further from centres and may not be of size to provide its own.
Botley Parish Council	<ul style="list-style-type: none"> • Improve public transport including access to rail line and a metro service • New footbridge over railway line for Deer Park School into Boorley Green • Improve retail/office/living/work facilities in Botley Parish • Improve active leisure facilities - cricket nets, rugby pitch, MUGA • Dedicate site 20 as green space for community benefit • Refurbish Botley Rec Cricket Pavilion
Bluestar	Generally, support - This smaller option (up to 1,300 dwellings) is insufficient alone to justify major bus network changes but could contribute alongside nearby developments. Proximity to Hedge End station is a benefit. However, the area is relatively remote from the core bus network, bus journey times would be less competitive, and current patronage is low. While potentially attractive for short-term delivery, it is less favourable for achieving high sustainable mode share.

Small and Medium Sites Options

Greenfield sites - Small and Medium Site Options (key approach 8). What is your view on our suggested overall approach?

There were 116 responses to this part of the full survey question. Two further responses were given – one was neutral and one strongly disagreed (not included in the table below).



Option	Total	Percent
Strongly agree	14	7.04%
Agree	9	4.52%
Neutral/Mixed views	38	19.10%
Disagree	11	5.53%
Strongly disagree	44	22.11%
Not Answered	83	41.71%

The tables below record general comments for all sites, followed by specific comments by site, general area and non-site specific comments.

Questions 40 and 41 Comments on individual sites and infrastructure improvements needed if sites were to be developed

Number of responses*	Overall theme	Sites
5 responses	Object to site no further comment	26, 27
94 responses including Upham Parish Council	Objections as the site is unsustainable due to issues of transport, access, capacity of local infrastructure and services including doctors, schools and public transport and noted site is also unsuitable for businesses.	1, 2, 3, 5, 6, 11, 16, 18-22, 24-30, 40, 42, 44, 48, 52
75 responses including Botley Parish Council and Upham Parish Council	Objections due to the environmental, biodiversity and heritage impacts including flooding and the impact on the 'Broadoak' corridor linking Upper Hamble Country Park and rural areas of the southern parishes	1-3, 5, 6, 9, 10, 12, 18, 20, 21, 24, 25, 26, 27, 28, 29, 30, 34, 38, 39, 41-45, 49-53

Number of responses*	Overall theme	Sites
49 responses including Botley Parish Council	Objections as the site is in a settlement gap	1, 5, 6, 8, 9, 12, 19, 20, 22, 24-28, 30, 42-44, 53
23 responses including Botley Parish Council	Objections as an application on the site was previously refused	16, 21, 24, 26, 27, 28, 41, 44
37 responses	Objections due to the cumulative impact of development nearby on the area and disagree with number of houses proposed.	9, 12, 24, 26, 27, 28, 30, 52
11 responses	Objections due to the nature and current use of the site including allotments and a community garden and maritime related activities	1, 6, 26, 27,45
14 responses	Comments noting advantages of the specific sites	2, 5, 6, 12,13, 14 (BOT003-005), 16 (WE013), 18, 19, 20, 21 (BOT012 and BOT015), 22, 25, 27, 31, 38, 45, 48, 52 (including HAM008)
16 responses including Botley Parish Council	Other comments including overlooking of nearby houses, sites should remain as countryside, sewage issues, safety and oil pipeline across site	10, 12, 14, 18, 21, 25-30, 45
Historic England	<p>Note that several sites have the potential to affect the character or appearance of conservation areas, including:</p> <ul style="list-style-type: none"> • Bishopstoke conservation area (6 and potentially 5 and the Navigation Quarter) • Botley / Winchester Road conservation area (28, 29 and 30) • Bursledon Windmill conservation area (34) • Old Bursledon conservation area (41, 42, 44, 45, 51 and 52) • Netley Abbey conservation area (49) <p>There is a need for proportionate heritage impact assessment (HIA) of these sites, if selected, including potential impacts on heritage assets and their settings</p>	5, 6, 28, 29, 30, 34, 41, 42, 44, 45, 49, 51, 52

Number of responses*	Overall theme	Sites
Historic England	<p>Note that a range of sites may affect the special interest of listed buildings, such as 4, 25, 43, 49 and 50.</p> <p>There is a need for proportionate heritage impact assessment (HIA) of these sites, if selected, including potential impacts on heritage assets and their settings</p>	4, 25, 43, 49, 50
Historic England	<p>Suggest the Council needs to consider potential impacts on non-designated heritage assets, including the borough's locally listed buildings, locally registered parks and gardens and non-designated archaeological remains, such as the Roman road that cuts through Site 30.</p> <p>There is a need for proportionate heritage impact assessment (HIA) of these sites, if selected, including potential impacts on heritage assets and their settings</p>	30
12 responses including Exdell and Bloor Homes (Holly Tree Farm, Maddoxford Farm, south of Maddoxford Lane, west of Tollbar Way), Highwood (Chickenhall, Mallards, Winchester Rd) Miller Homes, Southern Strategic Land, Wiseman Family, Redrow (Land north and south of Bubb Lane)	Support sites for residential, care home or commercial	<p>FO001, FO007; FO008; FO009; WE06; WE07 WE011; WE012; WE013; 18, 21 (BOT012; BOT013; BOT014; BOT016); EAS001 BOT003, BOT004, BOT005, BOT006, BOT007, BOT008, HAM001, Site 12</p> <p>BOT003, BOT004, BOT005 (site 13 and part of SDO D)</p>
Tim Browning	Note the NPPF encourages local authorities to allocate at least 10% of their housing supply on small and medium sized sites to increase the built-out of new homes.	BOT009

Number of responses*	Overall theme	Sites
Mercury Yacht Harbour Berth Holders Association	Supported redevelopment and set out what might be appropriate including replacement and new marina, commercial and community buildings, limited residential, expansion of holiday, new footpaths and entrance.	HAM005
Itchen Scouts	Concern that without proper consideration, redevelopment proposals at Mercury Marina could jeopardise their facilities	HAM005
Hampshire County Council	<ul style="list-style-type: none"> • Further development in the south along Hamble Lane is inappropriate given traffic congestion / air quality – issues, at least until any sustainable transport improvements. The emerging transport strategy will propose measures subject to deliverability / funding. • Local Cycling and Walking Infrastructure Plan is relevant • All sites noted as in mineral safeguarding area which are above 3ha should if allocated be referenced in policy and will require a Mineral Resource Assessment with a planning application • Any allocation within a mineral consultation area will need to be considered safeguarding of the facility • SFRA2 needed for allocations in higher risk flood zones (the relevant sites are listed). It is not clear if all flood sources have been considered yet, so unclear whether lower risk sites can be chosen • Need to be confident allocated sites can be drained. Sites not draining to a watercourse will need alternative outfall options identified (not a foul water sewer). If relying on infiltration further testing needed. 	

Number of responses*	Overall theme	Sites
Wiseman Family	States WE007 should have been considered individually as a SMS as well as part of SDO. States the site is suitable for residential and could explore possibility of self-build.	WE007 / SDO C
Redrow Homes Ltd	Whole of the site should be allocated in the final Local Plan	BOT003-BOT005, site 13 and part of SDO D
Environment Agency	Sites are situated within close proximity to the River Itchen and have large extents of flood zones 2 & 3 encroaching across them. Sequential test process should be applied.	5, 6, 7
Bluestar	Many of these sites are close to existing bus services and capable of short-term delivery, including affordable housing. Proportionate contributions from non-strategic sites could help enhance bus services. Isolated sites, those within undeveloped gaps, or without public transport access should be discounted. Some sites near Bishopstoke, Horton Heath, Hedge End, and Boorley Green are highlighted as potentially supportable, especially where combined development could justify service upgrades. Options south of the A27 face severe transport constraints and are largely viewed sceptically.	

* Comments on areas i.e. Botley and general comments are summarised later, the number of responses were not counted

Question 41: Which infrastructure improvements would be needed if any of these sites were to be developed?

Number of responses*	Improvement	Sites
Southern Strategic Land	Footpath connections and public transport improvements	Site 12 (BOT001)
Mac Mic	Some sites needed for short term supply but shouldn't be a high % because don't provide infrastructure. Previous refusals may be unresolvable, many in gaps.	

Detailed comments:

Site 1 (General)	Site includes land approved for allotments, a community garden and a copse protected from development.
Site 1 (General)	Site is a long way from public transport with no shops or facilities and next to Highbridge conservation area
Site 1 (General)	Not sustainable due to increased traffic between Bishopstoke and Colden Common and nature of the road, a relief road or making existing road a dual carriageway would be required
Site 1 (General)	Issue of access to doctors' appointments
Site 1 (General)	Site would hugely impact Itchen and are key to the settlement gap between Eastleigh and Bishopstoke
Site 1 (General)	Issues of flooding, wildlife and the strategic gap
Site 1 (General)	Contains and adjacent to AW Contains: Breach Sling Copse ASNW 1.99 Ha SU46772061 Adjacent: Breach Copse ASNW 1.23 Ha SU46302028
Site 1 (General)	Objects to inclusion of areas of ancient woodland in sites, as a precautionary principle sites adjacent to ancient woodland should include minimum 50 metre buffer. Development should be located and designed to avoid damage, provide buffers and protect connectivity between habitats.
Site 1 (General)	Issue of capacity in schools and lack of new schools
Site 1 (General)	Not practical to develop as site is covered largely by forest, steep gradient slopes and water meadows that act as a flood plain

Site 2 (FO001)	Site may have same issues as SDO A but at a more manageable scale
Site 2 (FO001)	Adjacent to AW Adjacent: Stoke Park Wood PAWS 6.42 Ha SU48801980 ASNW 1.37 Ha SU48731985
Site 2 (FO001)	Objects to inclusion of areas of ancient woodland in sites, as a precautionary principle sites adjacent to ancient woodland should include minimum 50 metre buffer. Development should be located and designed to avoid damage, provide buffers and protect connectivity between habitats.

Site 2 (FO001)	Highwood – support. New homes can be delivered while respecting and integrating existing trees on and around the site and successfully addressing constraints. Could offer access/parking for Stoke Common Park
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Site 3 (FO006)	Issues of access
Site 3 (FO006)	Potential impacts on the significance of Stroudwood Farmhouse, Grade II (Historic England)
Site 3 (FO006)	Adjacent to AW in neighbouring borough Adjacent Deeps Copse, Deeps Bushes Cops ASNW 13.2 Ha SU51702045 Upham Copse ASNW 5.64 Ha SU51992036
Site 3 (FO006)	Objects to inclusion of areas of ancient woodland in sites, as a precautionary principle sites adjacent to ancient woodland should include minimum 50 metre buffer. Development should be located and designed to avoid damage, provide buffers and protect connectivity between habitats.
Site 3 (FO006)	Issues of access
Site 3 (FO006)	South Downs National Park Authority – not adjacent to Fair Oak / inappropriate urbanisation, plus impact on dark skies reserve.

Site 4 (FO006)	Potential impacts on the significance of Stroudwood Farmhouse, Grade II (Historic England)
Site 4 (FO006)	South Downs National Park Authority – the site is adjacent to the national park, and not adjacent to Fair oak / is inappropriate urbanisation. There would be an impact on the national park, dark skies reserve, and biodiversity of adjacent copse.

Site 5 (EAS001)	Potential impacts on the setting of Bishopstoke conservation area (Historic England)
Site 5 (EAS001)	Flood plain and ecologically sensitive bordering the River Itchen
Site 5 (EAS001)	Issues of flooding, wildlife and the strategic gap
Site 5 (EAS001)	Care home would be appropriate to site and context and meet critical need

Site 6 (BIS005)	Issue of traffic and nature of road
Site 6 (BIS005)	Issue of access to doctors appointments
Site 6 (BIS005)	Site is not small
Site 6 (BIS005)	Site is accessible to the public and adjacent to IVCP
Site 6 (BIS005)	Site would hugely impact Itchen and are key to the settlement gap between Eastleigh and Bishopstoke
Site 6 (BIS005)	Flood plain and ecologically sensitive site
Site 6 (BIS005)	Potential impacts on the setting of Bishopstoke conservation area. Indeed, the allocation intersects with part of the conservation area. Is that intended? (Historic England)
Site 6 (BIS005)	Issues of flooding, climate change, wildlife and the strategic gap
Site 6 (BIS005)	Previously refused
Site 6 (BIS005)	Caution needed in terms of low-lying nature of land in relation to water courses
Site 6 (BIS005)	Query why classed as a small to medium site as appears to be larger than SDO D?
Site 6 (BIS005)	Flood plain and ecologically sensitive bordering the River Itchen

Site 8 (FO020)	Objects as site is within settlement gap.
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Site 9 (FO016)	Objects due to flood risk, impact on settlement gap and district boundary and as local area is already impacted by large scale development
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Site 10 (FO012)	Site is a SINC with protected woodland and there would be a significant loss of habitat for birds and animals
Site 10 (FO012)	Site is flood plain
Site 10 (FO012)	Issues of overlooking houses in the Drove due to different levels
Site 10 (FO012)	Site has been stripped of trees
Site 10 (FO012)	Adjacent to AW Scorey Copse ASNW 3.6 Ha SU49701656
Site 10 (FO012)	Objects to inclusion of areas of ancient woodland in sites, as a precautionary principle sites adjacent to ancient woodland should include minimum 50 metre buffer. Development should be located and designed to avoid damage, provide buffers and protect connectivity between habitats.

Site 11(General)	Site is on a small lane with bends and not suitable for more development and is also close to the crematorium
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Site 12 (BOT001)	Impacts settlement gap and local area is already impacted by large scale development
Site 12 (BOT001)	Should remain as within countryside
Site 12 (BOT001)	Site has already been declined and should continue to be refused
Site 12 (BOT001)	Contains AW Scorey Copse ASNW 3.6 Ha SU49701656
Site 12 (BOT001)	Objects to inclusion of areas of ancient woodland in sites, as a precautionary principle sites adjacent to ancient woodland should include minimum 50 metre buffer. Development should be located and designed to avoid damage, provide buffers and protect connectivity between habitats.
Site 12 (BOT001)	Southern Strategic Land – support - site is in sustainable location close to facilities and Hedge End train station

Site 13 (BOT004)	Site is suitable, available and achievable for development
Site 13 (BOT004)	Site is flat, open and relatively constraint free (low flood risk, lack of environmental and heritage designations)
Site 13 (BOT004)	Site has potential to deliver new homes either as a single development site or part of SDO D
Site 13 (BOT004)	The Council's own evidence suggests that the settlement gap is poorly performing.

Site 14 (BOT002)	Should remain as within countryside
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Site 16 (General)	Site has already been declined and should continue to be refused
Site 16 (General)	No public transport, need for GPs and school places, already congested traffic at peak times due to school in Moorgreen Road, through traffic and events at cricket ground.
Site 16 (WE012)	Exdell - Site 16 should be split into WE012/WE013. Fig 8 incorrectly suggests the whole site has had permission refused, only part has.
Site 16 (General)	(Bloor Homes, West of Tollbar Way) Would welcome opportunity to discuss site (WE013)

Site 18 (BOT011)	Issue of local road network, safety and congestion
Site 18 (BOT011)	Issue of flooding on road
Site 18 (BOT011)	Issue of oil pipeline running through the area

Site 18 (BOT011)	Site too close to River Hamble and unconnected to existing development
Site 18 (BOT011)	Should remain as within countryside
Site 18 (BOT011)	Traffic issues down Maddoxford Lane/Wangfield Lane which is a narrow twisting lane close to a school and nursery and is not unsuitable for walking and cycling after Boorley Park development.
Site 18 (BOT011)	Bloor Homes (Maddoxford Farm) - strongly agrees and supports the inclusion of the site as a development option as indicated within the submitted site location plan
Site 18 (BOT011)	Notes context and nature of site – c.4.3 ha of agricultural land. Site is located immediately to the south east of Boorley Park development and directly south of Maddoxford Lane is the allocated BO1 with permission granted for residential development further west.
Site 18 (BOT011)	Site can deliver c 80 new homes. It is a highly sustainable location for housing and would logically extend and infill the existing settlement edge for Boorley Green.
Site 18 (BOT011)	Identifies specific benefits of new development, delivering infrastructure and facilities including open spaces, walking and cycling routes, healthcare and education capacity. New homes could be delivered within the next 5 years.

Site 19 (BOT009)	Issue of local road network, safety and congestion
Site 19 (BOT009)	Development in the gap between Botley and Hedge End
Site 19 (BOT009)	Close enough to the Botley bypass to be acceptable
Site 19 (BOT009)	Site provides a logical, sustainable extension to the settlement of Boorley Green and can leverage and align with the new shops, schools, community spaces and healthcare facilities at Boorley Park and One Horton Heath
Site 19 (BOT009)	Site within 30 metres of an existing bus stop along Winchester Road, offering frequent services to Southampton and Eastleigh. It also benefits from the safeguarding of the strategic footpath, cycleway and bridleway along Winchester Road.
Site 19 (BOT009)	Site serves as a natural infill site, free from major environmental or technical constraints and outside of the settlement gaps.

Site 19 (BOT009)	The site is fully controlled by the landowner and has no legal or infrastructure constraints that could impede delivery.
Site 19 (BOT009)	The site can deliver approximately 25 homes including a policy-compliant proportion of affordable housing.

Site 20 (BOT010)	Issue of local road network, safety and congestion
Site 20 (BOT010)	Development in the gap between Botley and Hedge End
Site 20 (BOT010)	Close enough to the Botley bypass to be acceptable
Site 20 (BOT010)	Query whether people would want to live on the site as it borders railway line from Portsmouth to Southampton and Botley bypass
Site 20 (BOT010)	Importance of the site for biodiversity including deer

Site 21 (General)	Issue of local road network, safety and congestion
Site 21 (General)	Site too close to River Hamble and unconnected to existing development
Site 21 (General)	Two planning applications previously refused on site
Site 21 (General)	Should remain as within countryside
Site 21 (General)	Traffic issues down Maddoxford Lane/Wangfield Lane which is a narrow twisting lane close to a school and nursery and is not unsuitable for walking and cycling after Boorley Park development.
Site 21 (General)	Poor access, narrow lane, blind bend over narrow bridge without pavements, road liable to flooding
Site 21 (General)	Oil pipeline running through this area

Site 21 (General)	Major sewage removal issues
Site 21 (BOT012)	Strongly agrees and supports the inclusion of BOT012 as a development option as indicated within the submitted site location plan
Site 21 (BOT012)	Notes context and nature of site – c.4 ha of agricultural land. Permitted site immediately to the west of the site, Boorley Park is to the northwest and Boorley Gardens. Planning permission was refused for 92 dwellings principally as a result of the conflict with the strategy for new development in the Local Plan. The western parcel was allocated for at least 30 dwellings in policy BO1 in the adopted Local Plan.
Site 21 (BOT012)	Site presents an opportunity to logically extend allocation BO1 and deliver c. 100 homes in a sustainable development close to a range of local services and facilities.
Site 21 (BOT012)	Identifies specific benefits of new development, delivering infrastructure and facilities including open spaces, walking and cycling routes, healthcare and education capacity. New homes could be delivered within the next 5 years.
Site 21 (BOT015)	Supports development on the site to deliver c. 40 homes. States site is well-located to facilities and could be designed carefully to reduce visual impacts.
Site 21 (BOT016)	Strongly agrees and supports the inclusion of the site as a development option as indicated within the submitted site location plan
Site 21 (BOT016)	Notes context and nature of site – c.10 ha of agricultural land with car repair garage and associated stores, scrap yard, farmhouse and agricultural buildings including stables. Permitted sites to the west of the site and Boorley Park is to the north west and Boorley Gardens. Outline application was refused principally as a result of the conflict with the strategy for new development in the Local Plan.
Site 21 (BOT016)	Site is a highly sustainable future location for housing and would logically extend and infill the existing settlement edge and create a strong edge to Boorley Green. There is the opportunity to deliver c. 200 new homes, close to local services and facilities and to address previous reasons for refusal.
Site 21 (BOT016)	Identifies specific benefits of new development, delivering infrastructure and facilities including open spaces, walking and cycling routes, healthcare and education capacity. New homes could be delivered within the next 5 years.
Site 22 (General)	Issue of local road network, safety and congestion

Site 22 (General)	Including Bellway: Support for site due to size, location and nearby services and facilities in a peripheral part of the gap. Does not involve much loss of Grade 2 land; would not significantly narrow the settlement gap, which has low landscape quality and perceived separation between the 3 settlements would largely be preserved. Development would be landscape-led with appropriate mitigation including sustainable transport options and deliverable.
Site 22 (General)	Development in the gap between Botley and Hedge End, would lead to coalescence
Site 22 (BOT020)	Site would have a direct bearing on the physical and social gap between Hedge End and Botley
Site 22 (BOT020)	Site is in the countryside 'Broadoak' corridor linking land of the Upper Hamble Country Park and the rural areas of the southern parishes and would have implications for the wildlife of the greater Hampshire area.

Site 24 (BOT021)	Issue of local road network, safety and congestion
Site 24 (BOT021)	Object due to urban sprawl and development in a gap
Site 24 (BOT021)	Development in the gap between Botley and Hedge End, would lead to coalescence
Site 24 (BOT021)	Appeal robustly dismissed on site
Site 24 (BOT021)	Site would have a direct bearing on the physical and social gap between Hedge End and Botley
Site 24 (BOT021)	Site is in the countryside 'Broadoak' corridor linking land of the Upper Hamble Country Park and the rural areas of the southern parishes and would have implications for the wildlife of the greater Hampshire area.

Site 25 (BOT022)	Issue of local road network, safety and congestion
Site 25 (BOT022)	Issues of access, sewage system, environmental impact and flooding

Site 25 (BOT022)	Potential impacts on the significance of Brook House (Grade II) (Historic England)
Site 25 (BOT022)	Development in the gap between Botley and Hedge End, would lead to coalescence
Site 25 (BOT022)	Should remain as within countryside
Site 25 (BOT022)	Issues of access, sewage system, environmental impact and flooding
Site 25 (BOT022)	Hampshire County Council – site within safeguarding buffer of a minerals or waste site
Site 25 (BOT022)	Site would have a direct bearing on the physical and social gap between Hedge End and Botley
Site 25 (BOT022)	Site is in the countryside 'Broadoak' corridor linking land of the Upper Hamble Country Park and the rural areas of the southern parishes and would have implications for the wildlife of the greater Hampshire area.
Site 25 (BOT022)	Supports development on the site.

Site 26 (BOT023)	Issue of local road network, safety and congestion, suggestion that Kings Copse Avenue should be reduced to 30mph if goes ahead
Site 26 (BOT023)	Services and infrastructure including schools and doctors are already stretched and need a plan for infrastructure improvements first
Site 26 (BOT023)	Object due to urban sprawl and development in a gap
Site 26 (BOT023)	Need to take into consideration impact on wildlife
Site 26 (BOT023)	Issue of high-pressure fuel pipeline
Site 26 (BOT023)	Issue of biodiversity

Site 26 (BOT023)	Lack of green recreational spaces due to amount of development
Site 26 (BOT023)	Proposed development would result in adverse impact on neighbouring properties, through overshadowing, loss of privacy and noise/disturbance
Site 26 (BOT023)	Botley cannot sustain any more development
Site 26 (BOT023)	Development in the gap between Botley and Hedge End and could lead to coalescence
Site 26 (BOT023)	This site is labelled as being in the countryside according to the adopted local plan
Site 26 (BOT023)	Hedge End village is becoming more dangerous with more incidents of children being approached, women being followed etc
Site 26 (BOT023)	The oil pipelines in the area may impede development and potentially could be dangerous
Site 26 (BOT023)	Site would have a direct bearing on the physical and social gap between Hedge End and Botley
Site 26 (BOT023)	Site is in the countryside 'Broadoak' corridor linking land of the Upper Hamble Country Park and the rural areas of the southern parishes and would have implications for the wildlife of the greater Hampshire area.
Site 26 (BOT023)	Highway safety concerns, particularly due to parked cars
Site 26 (BOT023)	The traffic in the surrounding area is extremely busy. The site is close a to a school which causes issues at school dop off/pick up time
Site 26 (BOT023)	Increased air pollution, negatively impacting quality of life and health

Site 26 (BOT023)	Negative impact on property values
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Site 27 (BOT024)	Issue of local road network, safety and congestion, suggestion that Kings Copse Avenue should be reduced to 30mph if goes ahead
Site 27 (BOT024)	Object due to urban sprawl and development in a gap
Site 27 (BOT024)	Previous reasons for refusal still valid and even more relevant as population grows
Site 27 (BOT024)	Botley cannot sustain any more development
Site 27 (BOT024)	The traffic in the surrounding area is extremely busy. The site is close a to a school which causes issues at school dop off/pick up time
Site 27 (BOT024)	Development in the gap between Botley and Hedge End
Site 27 (BOT024)	Appeal robustly dismissed on site
Site 27 (BOT024)	Impact on character of Botley
Site 27 (BOT024)	Importance of the area for wildlife and biodiversity and loss of mature Oak trees
Site 27 (BOT024)	High pressure fuel pipeline running the length of the proposed development
Site 27 (BOT024)	Only access is through Sovereign Drive and via existing residential streets
Site 27 (BOT024)	This site is labelled as being in the countryside according to the adopted local plan
Site 27 (BOT024)	Hedge End village is becoming more dangerous with more incidents of children being approached, women being followed etc

Site 27 (BOT024)	No improvements in sewers, roads, drainage system nor additional doctors since previous application was refused
Site 27 (BOT024)	Green area has badgers and rare breed of mouse using it as a go between other green areas
Site 27 (BOT024)	Proposed development would result in adverse impact on neighbouring properties, through overshadowing, loss of privacy and noise/disturbance
Site 27 (BOT024)	Site would have a direct bearing on the physical and social gap between Hedge End and Botley
Site 27 (BOT024)	Site is in the countryside 'Broadoak' corridor linking land of the Upper Hamble Country Park and the rural areas of the southern parishes and would have implications for the wildlife of the greater Hampshire area.
Site 27 (BOT024)	Groundwater issues
Site 27 (BOT024)	Highway safety concerns, particularly due to parked cars
Site 27 (BOT024)	Increased air pollution, negatively impacting quality of life and health
Site 27 (BOT024)	Surface water management is over-capacity with Ambleside stream bank collapse
Site 27 (BOT024)	Negative impact on property values
Site 27 (BOT024)	Supports development on the site to deliver c. 106 homes. States landscape-led development would maintain integrity of settlement gap. States planning permission was granted at appeal.
Site 28 (BOT026)	Issue of local road network, safety and congestion

Site 28 (BOT026)	Site too close to River Hamble and unconnected to existing development
Site 28 (BOT026)	Issues of access, sewage system, environmental impact and flooding
Site 28 (BOT026)	Impacts on the character and appearance of Botley / Winchester Road conservation area (Historic England)
Site 28 (BOT026)	Threaten River Hamble Country Park and local ecology
Site 28 (BOT026)	Should remain as within countryside
Site 28 (BOT026)	Previous reasons for refusal at site 26 also apply to this site
Site 28 (BOT026)	Site is a field making up the upper reaches of the River Hamble attractive to kayakers, rowers and paddleboarders.
Site 28 (BOT026)	Site supports wildlife despite pollution in the river which would be made worse by any further development
Site 28 (BOT026)	Main road through Botley will not support this amount of road users and local medical services are at breaking point

Site 29 (BOT025)	Issue of local road network, safety and congestion
Site 29 (BOT025)	Issues of access, sewage system, environmental impact and flooding
Site 29 (BOT025)	Impacts on the character and appearance of the Botley / Winchester Road conservation area. Assessment should also consider potential impacts on the setting of nearby listed buildings, including those on the other side of Brook Lane and any relationship between the site and St Bartholomew's Church (Grade II*). (Historic England)
Site 29 (BOT025)	Threaten River Hamble Country Park and local ecology
Site 29 (BOT025)	Should remain as within countryside

Site 29 (BOT025)	Issues of access, sewage system, environmental impact and flooding
Site 30 (BOT026)	Issue of local road network, safety and congestion
Site 30 (BOT026)	Site too close to River Hamble and unconnected to existing development
Site 30 (BOT026)	Issues of access, sewage system, environmental impact and flooding
Site 30 (BOT026)	Impacts on the Botley / Winchester Road conservation area, the setting of the nearby Scheduled Monument and, potentially, archaeological remains within the site. I anticipate that archaeological evaluation will be needed to learn the full nature of the site's archaeological resource Liaison with the Council's archaeological adviser is recommended in the first instance. Should archaeological investigation indicate good survival of the Roman road that runs east west through the site, its development should be informed by and sensitive to any such remains, as they could be categorised as a non-designated heritage asset and, potentially, nationally important. The earlier this is considered, the better. (Historic England)
Site 30 (BOT026)	Threaten River Hamble Country Park and local ecology
Site 30 (BOT026)	Should remain as within countryside
Site 30 (BOT026)	Compromises gap between Botley and Whiteley
Site 30 (BOT026)	Close to a National Trust reserve
Site 30 (BOT026)	Site is a field making up the upper reaches of the River Hamble attractive to kayakers, rowers and paddleboarders.
Site 30 (BOT026)	Site supports wildlife despite pollution in the river which would be made worse by any further development

<p>Site 31(BUR002)</p> <p>Wates Industrial</p>	<ul style="list-style-type: none"> • The site is located near to the population centres of Southampton and Portsmouth which provide a pool of potential occupiers. • The site is highly visible from the Windhover Roundabout making it an ideal location for occupiers where prominent positioning is important. • Access to ports at Southampton and Portsmouth means the site is ideally located for industrial and distribution uses as well as office space occupiers. • Sited adjacent to the M27, transport links are excellent with easy reach to London and the Southeast via the M3, as well as the wider motorway network. • Multiple site accesses allow flexible on-site circulation which benefits construction logistics. • Delivery of the scheme in the short term will assist in easing the current acute supply/ demand imbalances for warehouse space in the region and nationally. • The site forms a logical northern boundary to Bursledon, forming an edge of settlement between the transport infrastructure of the Windhover Roundabout and existing woodland. • Existing woodland to the north forms a natural buffer to nearby settlements along the A3024, which provides an established, substantial and long-term defensible boundary for the retention of a strategic gap between the built-up areas of Bursledon and Southampton. • An ecological assessment of the land has been undertaken which confirms that existing habitats at the site are not of elevated conservation interest, that the land is not within any statutory ecological designations, and that development will unlikely negatively impact on any nearby nature conservation sites. • Biodiversity Net Gain and ecology improvements will be delivered, including through new landscaping and woodland planting.
<p>Site 31(BUR002)</p> <p>Wates Residential</p>	<p>In addition to same points raised in Wates Industrial section above, the following points have been put forward:</p> <ul style="list-style-type: none"> • Bus stops, which are used by services between Bursledon, Hamble, and Southampton, are located in proximity to the south of the site. • An existing large Tesco supermarket, including pharmacy and petrol station, is located in close proximity to the site, south of the roundabout. • A number of existing educational and healthcare facilities are located within walking distance of the site. • The land is of sufficient scale to make provision for social and other on-site infrastructure as part of future residential development such as local open space, affordable housing, as well as enhanced accessibility for local people to the adjacent woodland.

Site 33 (general)	Support (European Property Ventures)
Site 34 (BUR007)	Potential impacts on the Bursledon Windmill conservation area and the heritage assets within it. We note the Sustainability Appraisal considers that significant negative effects may raise from itself development. More detailed assessment is merited if this site is to be considered. (Historic England)
Site 38 (General)	Southern part of site also suitable for employment uses
Site 38 (BUR005)	This is a green field and woodland site in the gap between Bursledon/Old Netley and needs to remain as it is.
Site 39 (General)	Adjacent to AW Priors Hill Copse/Hound Grove ASNW 11.82 SU46980924
Site 39 (General)	Objects to inclusion of areas of ancient woodland in sites, as a precautionary principal sites adjacent to ancient woodland should include minimum 50 metre buffer. Development should be located and designed to avoid damage, provide buffers and protect connectivity between habitats.
Site 39 (HOU005 and 006)	States that this parcel is functionally linked to Solent Wader and Brent Goose Strategy land and will need to consider potential impacts. It is designated as a secondary support area for Brent Goose and waders (Natural England)
Site 40 (HOU007)	Insufficient infrastructure to support new development on Hamble peninsula
Site 40 (HOU007) Barratt David Wilson Homes	<ul style="list-style-type: none"> • Site is well located in terms of local facilities and walking/cycling distances • Settlement Gap issues can be addressed through landscape strategy • Ecology, rights of way and oil pipeline buffers, new ecology connections and 10% BNG can be provided • Site is not within sensitive landscape or flood risk area • Site adjacent existing urban area

	<ul style="list-style-type: none"> • Affordable housing, recreational spaces/green infrastructure, new farm shop, improved landscaping, improved pedestrian/cycle network and all necessary mitigation can be provided • Outputs of strategic transport modelling will identify transport mitigation measures and contributions • Strategic ecological mitigation to address Solent, New Forest and nutrient neutrality can be provided • Can deliver minimum 300 dwellings within 5 years, is under single unconstrained ownership and is available, suitable and deliverable so meeting NPPF definition of sustainable development • On-site infrastructure which can be provided includes new Hamble Lane access, public open space/play; BNG; green infrastructure; bat and bird boxes; landscaping; SuDS; pumping station; cycle and pedestrian connections • Can provide wider proportionate strategic infrastructure funding in accordance with IDP
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Site 41 (HAM001)	Potential impacts on the setting of the Old Bursledon conservation area. (Historic England)
Site 41 (HAM001)	Contains AW and Adjacent AW Mallards Moor ASNW 10.2 SU47860907
Site 41 (HAM001)	Highwood – site is mixture brownfield/greenfield and sustainably located. Should be allocated in light of new significantly higher housing numbers.
Site 41 (HAM001)	Objects to inclusion of areas of ancient woodland in sites, as a precautionary principle sites adjacent to ancient woodland should include minimum 50 metre buffer. Development should be located and designed to avoid damage, provide buffers and protect connectivity between habitats.
Site 41 (HAM001)	Site was refused at appeal in 2017 and would contribute additional traffic to Hamble Lane

Site 42 (HAM002)	Insufficient infrastructure to support new development on Hamble peninsula
Site 42 (HAM002)	Potential impacts on the setting of the Old Bursledon conservation area. Currently it appears that the site intersects with the conservation area, including a section of Mallards Moor wood. Surely would it not be simpler and less potentially harmful to align with the conservation area boundary? (Historic England)

Site 42 (HAM002)	Contains AW and Adjacent AW Mallards Moor ASNW 10.2 SU47860907
Site 42 (HAM002)	Objects to inclusion of areas of ancient woodland in sites, as a precautionary principle sites adjacent to ancient woodland should include minimum 50 metre buffer. Development should be located and designed to avoid damage, provide buffers and protect connectivity between habitats.
Site 42 (HAM002)	Unacceptable impact by reducing gap between Bursledon and Hamble
Site 42 (HAM002)	Gladman – site is sustainable, close to facilities, schools, public transport, has no environmental impacts and can be delivered in 5 years. Site is in settlement gap but no risk of coalescence. Settlement Gap background paper recognises the site boundary is defined by a track, there would be moderate impact and a minor reduction in the proportion of the gap. Regarding reduced perception of passing through countryside, content to discuss landscaping. Can provide a mix of housing following a design led approach with green infrastructure / biodiversity net gain and be proportionate in scale to Bursledon.

Site 43 (HOU008)	This would remove the settlement gap between Hound and Hamble
Site 43 (HOU008)	Potential impacts on the setting of the listed buildings nearby, taking into account the contribution made by setting to their significance, and the setting of the Registered Park and Garden to the south. (Historic England)
Site 43 (HOU008)	Hallam Land: Endorse potential to deliver up to 500 new homes; creation of a new mobility hub - improved rail station with bus services; nearby facilities include primary school, healthcare, Country Park; provision of habitat framework / publicly accessible greenspace; planting to provide landscape and visual separation from Netley and surrounding development

Site 44 (HAM004)	This would be overdevelopment of gap between villages
Site 44 (HAM004)	Isolated greenfield site in proximity to sensitive sites
Site 44 (HAM004)	Site was refused permission, pedestrian and vehicular access is unsafe

Site 44 (HAM004)	Highlighted issues with heritage and biodiversity
Site 44 (HAM004)	Potential impacts on the setting of the Old Bursledon conservation area. (Historic England)
Site 44 (HAM004)	Adjacent Mallards Moor (Badnam Copse) ASNW 6.05 SU48130842
Site 44 (HAM004)	Objects to inclusion of areas of ancient woodland in sites, as a precautionary principle sites adjacent to ancient woodland should include minimum 50 metre buffer. Development should be located and designed to avoid damage, provide buffers and protect connectivity between habitats.

Site 45 (General)	Overdevelopment which will affect birdlife in Badnam Creek
Site 45 (General)	Potential impacts on the setting of the Old Bursledon conservation area. Currently it appears that the site intersects with the conservation area. Surely it be simpler and potentially less harmful to align with the conservation area boundary in the north-west edge of the site? (Historic England)
Site 45 (General)	Recommend site be included in an Area of Special Landscape Quality (more details submitted)
Site 45 (General)	This is an important site for commercial/leisure purposes and strongly object to the loss of maritime related activities or infrastructure in such as unique riverside location
Site 45 (HAM005)	Strongly resist loss of maritime related activities or infrastructure at this location
Site 45 (HAM007)	This is a woodland site, protects the residential areas from flooding and must remain so.
Site 45 (HAM005)	The 6th Itchen (Hamble) Sea Scout Group, the Hamble Sea Explorer Scout Unit, the 31st Itchen (Amazon) Sea Scout Group and the Amazon Explorer Scout Unit all use the River Hamble as their main base for water activities and currently lease an area of land at the Mercury Yacht Marina. This includes two small outbuildings and areas of open-air boat storage. There is concern that, without proper consideration, these facilities could be jeopardised by any potential redevelopment. The scouts are willing to work with the landowner and their appointed team to ensure mutually beneficial outcomes.
Site 45 (HAM005)	Mercury Yacht Harbour Berth Holders Association – provided history on the development of the marina, noted the community of the users and the expense of maintaining the site and marina.

Site 45 (HAM005)	The Berth Holders Association support redevelopment and would be pleased to be involved in any discussions whether formal or informal, regarding the site.
Site 45 (HAM005)	The Berth Holders Association described what might be appropriate to the Mercury Yacht Harbour Berth Holders. This could be a mixed use scheme, including a replacement marina building with penthouse apartments above; new commercial buildings for marine related trades potentially with apartments above; and a community hall for use by the Sea Scouts and other local groups. A few residential units on piles could be located in the Badnam Creek area with permanent lodges in the copse.
Site 45 (HAM005)	The Berth Holders Association also suggested some expansion of the holiday park. The slipway at the northern end could be brought back into use for smaller craft and a hull scrub facility provided. More footpaths could be created through the copse and around the site to give local residents more access. A new entrance could be created c. 30 west of the current location in the field to the west of the site which would provide a safer and more usable entrance for marine use with trailers and for the holiday park with caravans.
Site 48 (FO023)	Site may have same issues as SDO A but at a more manageable scale
Site 49 (HOU009)	Potential impacts on the Netley Abbey conservation area and the setting of Netley Grange (Grade II). (Historic England)
Site 50 (HE003)	Potential impacts on the significance of Dodwell Cottage (Grade II). (Historic England)
Site 50 (HE003)	Adjacent to AW Catland/Fosters/Bottom Copses ASNW 9.1 Ha SU49061119
Site 50 (HE003)	Objects to inclusion of areas of ancient woodland in sites, as a precautionary principle sites adjacent to ancient woodland should include minimum 50 metre buffer. Development should be located and designed to avoid damage, provide buffers and protect connectivity between habitats.
Site 51 (BUR008)	This is an essential part of the walk from Bursledon and Upper Hamble Country Park and the only safe walking route

Site 51 (BUR008)	Potential impacts on the setting of the Old Bursledon conservation area. (Historic England)
Site 51 (BUR008)	Too close to the River Hamble and will have an impact on the landscape

Site 52 (General)	Potential impacts on the setting of the Old Bursledon conservation area and other nearby heritage assets. (Historic England)
Site 52 (General)	Site should not be considered unless Hamble Lane is capable of supporting additional traffic, do not believe this is possible
Site 52 (HAM003)	Hamble is at saturation point regarding infrastructure and major issue of congestion
Site 52 (HAM003)	If quarry is refused, some sensitive development could be considered with transport improvements and community facilities. If permitted, no further development should be considered for 30 years
Site 52 (HAM003)	Development of the scale suggested is completely unacceptable due to the burden on infrastructure and services
Site 52 (HAM003)	ADD - These sites have a large capacity including Hamble Airfield. Development could address the local community's needs, including upgrade of Hamble Lane / Windhover to address traffic concerns and other infrastructure (and occur within the plan period after any mineral extraction). Subject to this, it is highly sustainable next to a rail station. The site is a similar size to SDO D and should be considered alongside other SDOs.
Site 52 (HAM008)	Supports development on the site to deliver c. 70 homes. States the site is well-contained and within walking and cycling distance from local services.

Site 53 (HAM008)	Needs to remain a green field, woodland and gap site
Site 53 (HAM008)	Needs to be retained as a buffer

Other general comments

General comments – not site specific:

- Don't develop
- Housing numbers required by central government are excessive and should be challenged by EBC
- Neighbouring local authorities have already provided substantial housing numbers close to the borough boundaries
- Of the four proposed development sites, both West End and Fair Oak sites could not be feasibly done together
- Prefer small sites as less impact, can be brought forward sooner
- Develop brownfield sites first
- Likely to need to allocate several, if not most of the identified small and medium sites
- Suggest that small and medium sites will contribute to place making and deliver much needed new homes across the borough
- Infrastructure can't cope/needs improving including public transport and cycling infrastructure
- Retain countryside, gaps, space for nature and character and identity of villages
- Need for high quality design
- Support accessible sites from existing railway stations
- Cumulative impact of multiple small sites, need to avoid filling in countryside
- Support where improves areas
- Support a range of sites including SDOs and smaller-medium sized sites
- Lack of accessible housing or services
- Options not large enough to deliver infrastructure
- Suggest other locations outside of the borough for development
- Suggest that only considered easy sites, more sites may be available if other landowners were aware of this
- Suggest greater percentage of affordable and social housing should be provided in new developments
- Housing types need to be carefully planned, suggest including terraced and apartment buildings next to green space for young and old to enjoy, and limited 4/5 bed roomed properties with little or no outside space.
- Eastleigh Ramblers - Will not comment on sites (will let individual members comment) but would like to comment on site policies to ensure public rights of way network is maintained / improved

- H&IOW Integrated Care Board - welcomes the opportunity to review SMSOs with the Local Authority to assess the potential impacts and opportunities for primary care.

General comments – Hedge End:

- Identifies issues with safety of Kings Copse Avenue with school crossings, bridle path and issue of speeding vehicles
- Suggested that the Kings Copse Avenue site could provide a great site for a new purpose-built Scout Hall if this came forward for redevelopment (it has not been submitted)

General comments – Botley

- No more development in Botley, planned bypass with offer little relief from extra traffic
- Botley churchyard is full
- It is difficult to exit from Brook Lane and junction needs upgrading

General comments – Hamble

- No more development in Hamble, due to air pollution, capacity of Hamble Lane and pressure on infrastructure
- Any further development on Hamble Lane needs significant consideration
- Issue of single main road into Hamble for residential and commercial traffic, lack of progress on existing improvement scheme and physical constraints for more improvements

General comments – Bursledon

- Fareham Borough Council would welcome ongoing discussion of any cross-boundary implications of small and medium sites close to the shared administrative boundary, particularly in relation to transport and traffic

General comments – Netley Abbey

- Grange Road and Woolston Road are well known for flooding. There are natural springs in this area and an old river course which flows after rainfall. Therefore, this area is not suitable for further development.

No comments were received on the following Small and Medium sites (either general comments or the component SLAA sites within the Small and medium site):

Bursledon sites: Site 31

Fair Oak sites: Site 46 and Site 47

No comments were received on the following SLAA sites:

Bishopstoke sites: BIS001 (site 1), BIS002 (site 1), BIS003 (site 1)

West End sites: WE001 (site 7), WE005 (part of site 15), WE012 (site 16), WE013 (site 16), WE011 (site 17)

Fair Oak sites: FO020 (site 8), FO017 (site 11), FO018 (site 11), FO019 (site 11), FO021 (Site 46), FO022 (Site 47)

Botley sites: BOT003 (part of site 13), BOT012 (site 21), BOT013 (site 21), BOT014 (site 21), BOT015 (site 21), BOT016 (site 21), BOT017 (site 21), BOT018 (site 22), BOT019 (site 22), BOT020 (site 22)

Hedge End sites: HE001 (site 23), HE002 (site 35)

Bursledon sites: BUR001 (Site 31), BUR003a, b, c (site 33), BUR006 (site 36), BUR004a, b (site 37)

Hound sites: HOU001(site 32), HOU002 (site 38), HOU003 (site 38), HOU005 (site 39), HOU006 (site 39)

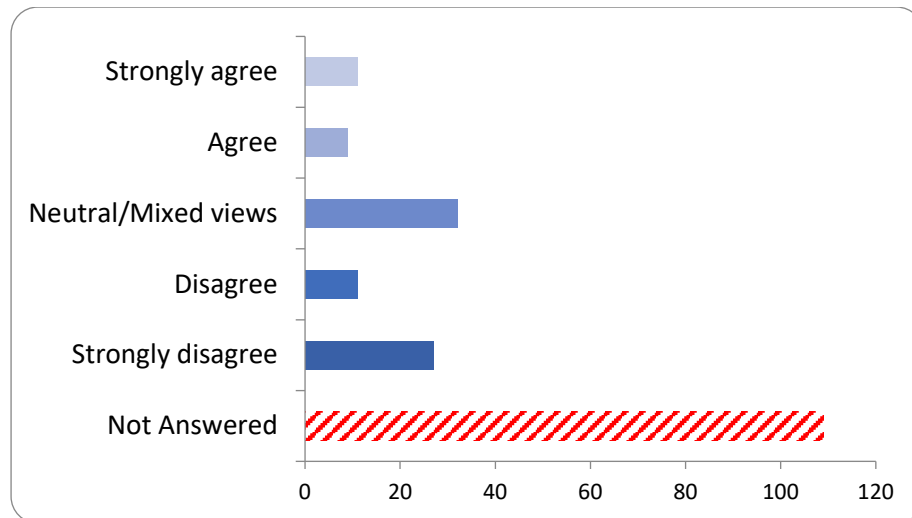
Hamble sites: HAM006 (Site 45)

Small and Medium Late Sites

Other sites detailed – Westfield, Maddoxford Lane and Land east of M27, Moorgreen Road

Question 42: Do you have any comments on developing the 2 sites proposed more recently?

There were 90 responses to this part of the question in the full survey. Two other responses were given – one neutral response and one strongly disagreed (not included in the table below).



Option	Total	Percent
Strongly agree	11	5.53%
Agree	9	4.52%
Neutral/Mixed views	32	16.08%
Disagree	11	5.53%
Strongly disagree	27	13.57%
Not Answered	109	54.77%

Theme	Details
12 responses	Both sites
8 responses	Westfield, Maddoxford Lane
5 responses	Land east of M27, Moorgreen Road
19 responses	General comments not connected to the two sites

Comments specifically on Westfield, Maddoxford Lane

Theme	Details
7 responses including Botley Parish Council	Object due to overdevelopment, cumulative impact of development, traffic, loss of countryside, impact on wildlife, and impact on Curdridge. Land is Grade 1 agricultural land with in oil pipeline running through the area and sewage removal issues.
2 responses	Support as it is a relatively self-contained site with a strong tree screen and close to Botley railway station. Suggestion to continue building at Botley and add infrastructure and facilities to create a new town

Comments specifically on Land east of M27, Moorgreen Road

Theme	Details
4 responses	Object due to extra traffic on crowded local roads, erosion of local gap, need for more GPs and school places and amenity issues (noise and smells)
1 response	Support due to good links
Mac Mic	Close to SDO C but in a gap so may prevent a holistic approach

Comments covering both sites

Theme	Details
5 responses	Object due to traffic, proximity to water courses, loss of nature, lack of infrastructure and services
6 responses	Support as next to recent development with infrastructure including the Botley bypass, close to urban areas and logical areas for development. Also support for smaller scale development and preference for developing these sites to retain other green sites
1 response	Neutral – not particularly opposed to either site

General comments

Theme	Details
14 responses	Object to amount of development, preference for brownfield sites, pressure on existing infrastructure and services
2 responses	Comments on the need for mains sewage and SuDS and for safe roads and foot/cyclepaths
2 response	Preference for developing smaller sites (or after brownfield sites) due to lower impact and as they can be developed more quickly
1 response	Need more information to comment

Question 43: Which infrastructure improvements would be needed if either of these sites were to be developed?

1 response	Local shops, schools, surgeries, public transport, utilities etc
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Small and Medium Sites – additional sites

Question 44: Are there any other sites which should be considered for development which have not currently been identified by developers / landowners or the Council?

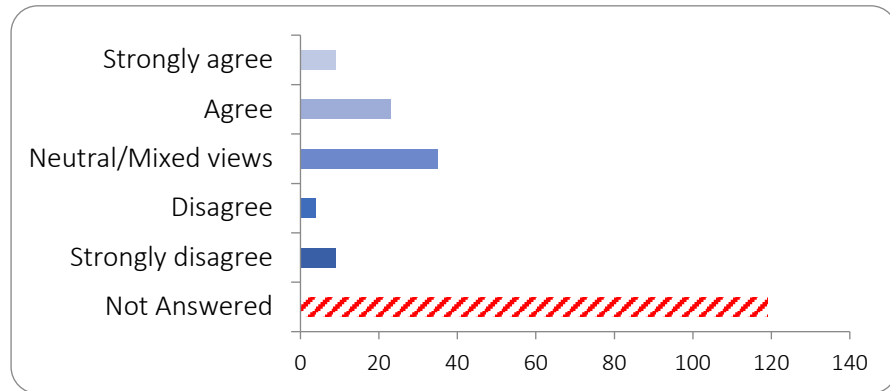
Sites identified	Details
Land at Willow Barn, Allington Lane	
Land north of Sunnydale Farm, Grange Road	Southern part of site 38 suitable for employment
Hedge End Golf Centre	
Gladman - Land East of Hamble Lane	Between sites 41 and 42 (now included as southern part of site 41)

Key Approach 9 - Policies

- Question 45: Do you agree that the policies we have listed are the ones that need updating?
- Question 46: Do you think any of these policies do not need updating, or should be updated in a different way?
- Question 47: Do you think any other policies in the adopted local plan need to be updated, and if so, how?
- Question 48: Do you think the local plan should include any other policies not already covered?
- Question 49: Do you have any specific policy wording to propose in relation to any of the above answers?

Do you agree that the policies we have listed are the ones that need updating?

There were 80 responses to this part of the full survey question. Three other responses were given – 1 strongly agreed (Q45), 1 was neutral (Q45) and 1 disagreed (Q48) (not included in the table below).



Option	Total	Percent
Strongly agree	9	4.52%
Agree	23	11.56%
Neutral/Mixed views	35	17.59%
Disagree	4	2.01%
Strongly disagree	9	4.52%
Not Answered	119	59.80%

The tables below split the responses into specific comments on policies, general comments on policies, policies not covered in the plan and general comments on the plan.

Comments on specific policies

Number of responses	Summary of responses
2 responses including Barratt David Wilson	Policy DM1 amendment support, but ensure flexibility to be appropriate to each site whilst avoiding duplication
Redrow Homes Ltd	Policy DM1 amendment support where it would consider collaborative design guidance
Hampshire County Council	Policy DM1 should require health impact assessments for larger development and could better reflect LTP4 masterplan guidance.
2 responses including Barratt David Wilson	Policy DM2 support, but ensure requirements are not overly prescriptive and reflect Future Homes Standard
Redrow Homes Ltd	Policy DM2 amendment support so long as there is an acknowledgement of the role of building regulations. Local standards which differ from these are unlikely to be considered sound.
Hampshire County Council	Policy DM6 should require an assessment of flood risk and surface water management, and refer to HCC's Catchment Management Plans which identify priority areas for high drainage standards (wording proposed).
1 response	Policy DM24 should prioritise first homes.
1 response	Policy DM36 amendment support, but ensure flexibility of approach
Southern Water	Policy DM10 explanatory text should be updated to reflect plan for creating a resilient water future through the Water Resources Management Plan (WRMP) and Drainage Water Management Plan (DWMP)
4 responses The Woodland Trust and Nature Space Partnership, Barratt David Wilson and Redrow Homes Ltd	Agree Policy DM11 should include updates on Biodiversity Net Gain and Local Nature Recovery Strategy. Further evidence and justification is required if the Council seeks a higher threshold than 10% BNG (which will impact on available land for development and viability).
Nature Space Partnership	Request for Policy DM11 to be updated to reference Licence Scheme for Great Crested Newts. Specific wording provided for Policy DM11 Nature conservation.
Portsmouth Water	Requests Policy DM2 includes water efficiency standards. Welcome further discussions with Eastleigh Borough Council in relation to Policy DM8, Pollution.
Guide Dogs	(S12, DM1 and DM13) Raised concerns about segregated cycle-footways, and issues with Shared Bus Stop Boarders which should not be implemented until made safe and accessible. Also noted Bus Services (No2) Bill provisions, see links provided with more information and

Number of responses	Summary of responses
	guidance including the need for further research and to involve local communities and specialists when planning and designing pedestrian infrastructure.
1 response, inc Capital Trust	Proposal for incorporation with policy of 'greyfield / grey belt' concept, that would be applicable to SP5 and SP6, thus enabling development of any brownfield land within such designations
1 response	Requests for Eastleigh town centre policy to be updated to encourage further development of empty buildings.
Barratt David Wilson	Settlement hierarchy needs policy to reflect scale of development appropriate to each settlement tier. Could be more directly linked with S3
South Downs National Park Authority	Policy S1 includes a reference to dark skies. Welcome the reference but it needs updating to reflect latest legislation and other points (specific wording proposed).
Barratt David Wilson;	Policy S2 needs to be updated to reflect 2024 NPPF and updated housing supply, development phasing, affordable housing delivery, revised employment land requirement and requirement to revise settlement boundaries
Barratt David Wilson and Redrow Homes Ltd	Policy S3 to be updated in accordance with revised spatial strategy, settlement hierarchy, quantum and distribution of development
1 response	Policy S3 amendment support, to include locations for development
Mac Mic	Policy S2 / S3 – scale / location of growth needs updating
Barratt David Wilson	Policy S4 needs revision as PfSH Employment Study is out of date. Employment land requirement needs updating in relation to revised evidence base and spatial strategy. Update Eastleigh Town Centre strategy in line with town centre hierarchy
Hampshire County Council	Policy S4 – support inclusion of town centres first
Barratt David Wilson	Policy S5 – evidence to support policy needs updating to include review of local gaps and new spatial strategy to ensure growth can be accommodated
1 response	Requests Policy S5 (New development in the countryside) is protected within Botley Parish and consideration made to the Botley Neighbourhood Plan.
Gladman, Barratt David Wilson and Redrow Homes Ltd	Supports Policy S6 settlement gaps which should be reviewed to remove sites which don't affect coalescence and to have a more detailed and sophisticated approach which identifies specific character traits and features and positively embrace these as part of a comprehensive development approach. Sites 41 – 43 should be removed from the gap. They won't cause merging of settlements – for reasons as recorded in the sites section.

Number of responses	Summary of responses
Barratt David Wilson	Policy S9 green infrastructure may require updating to reflect out of date local strategies
Barratt David Wilson	Policies S10 community facilities, S11 transport infrastructure and S12 strategic footpath/cycleways/bridleway links to be updated to reflect revised IDP and new schemes
Hampshire County Council	Policy S11 reference to Healthy Streets supported
Hampshire County Council	Policy S12 – agree to update with relevant schemes informed by emerging transport strategies and countryside access plan
1 response	Calls for environmental policies and settlement gaps policy to be strengthened.
The Woodland Trust	Suggests Policy S9 is updated to include a tree canopy cover target. Provided suggested wording in relation to tree planting. Also suggest a policy on biosecurity with recommendations on species selection and sourcing.
Historic England	<p>Suggestions given for amendments to numerous policies including:</p> <ul style="list-style-type: none"> • Strategic policy 7 – revisit wording to strengthen strategic approach to heritage management on the coastline. Proposal for criterion 2: <p>“2. On the borough’s coast, the Borough Council will protect the Natura 2000 and Ramsar designations and take an active approach where needed to the management of designated heritage assets at risk of coastal erosion. The Council recognises the national and international importance of the River Hamble and Southampton Water for recreational sailing and marine-related enterprises that contribute to the local and subregional economy and recreational activities. The Council therefore seeks to:...”</p> <ul style="list-style-type: none"> • Strategic policy 8 – broaden wording to include all heritage assets. • Policy DM2 – set out the steps required to adapt historic buildings for energy efficiency. • Policy DM4 – welcome further discussion regarding the location of renewable energy infrastructure. • Policy DM12 – suggested amends to wording to strengthen the policy.
1 response	Specific request relating to the removal of Rose Manor from within Strategic Policy 5: New development in the countryside.

Number of responses	Summary of responses
2 responses including Telegraph Woods Nature Recovery Group	Detailed comments regarding policy WE4 (Land at Ageas Bowl and Tennis Centre, Botley Road, West End). Concerns regarding residential development negatively impacting ecology and the functionality of the sports venue.
Hamble Parish Council	Requests Eastleigh Borough Council considers policies which: <ul style="list-style-type: none"> • Recognise and protect the special qualities of Hamble as a centre for marine. • Protect the resilience and capacity of Hamble Lane. • Promote the use of Hamble Station as a means of gaining access to Southampton, Fareham and Portsmouth in particular. • Ensure employment, education and leisure activities are as available and accessible as reasonably possible.
Natural England	<p>Recommends a review of Strategic Policy S9 'Green Infrastructure' to consider incorporating the Natural England Green Infrastructure Framework (NEGIF), and the necessary amendments required across the plan to integrate this with other relevant policies and ensure green infrastructure, access to nature, climate adaption and the use of nature based solutions is given appropriate weight across all linked policies.</p> <p>Existing Strategic Policy S9 refers to completion of a 'Green Infrastructure Checklist'. This sounds positive but we have been unable to find the checklist to provide any comments upon it.</p>
Abri	Support update to DM28, states point C remains broadly appropriate. States point E is unhelpful as it suggests an increase in affordable housing within a mixed tenure scheme may have a direct impact on other policy aims.
Barratt David Wilson	DM23 residential densities will need amending to reflect new approach to density.
Barratt David Wilson	DM24 housing mix – agree needs amending, should reference most up to date HEDNA. PfSH SHMA out of date.
Barratt David Wilson	DM28 affordable housing needs to reflect new HEDNA and Local Plan viability assessment.
2 responses: Barratt David Wilson, McCarthy Stone / Churchill Living	DM29 higher access standards may need to be reviewed in relation to Local Plan viability assessment; point 2, on wheelchair user dwellings, in particular may be deleted as it is no longer justified by evidence (which would be contrary to NPPF #36) – housing built 100% to M4(3) standard may serve to institutionalise an older persons' scheme and reduce independence

Number of responses	Summary of responses
Barratt David Wilson	DM30 refers to 2017 open space needs assessment which is out of date and should be revised.
Fareham Borough Council	DM35 – would welcome a continuation of the policies in relation to the mooring restriction areas.
McCarthy & Stone / Churchill Living	Advocate that reviewed DM25 reflect that 2021 census data shows an increase of 28.2% of people aged 65yrs plus – compared to an increase of 20.1% in England as a whole and that older persons’ housing be exempt from affordable housing and assessed separately to mainstream housing, as proposed by the Retirement Housing Consortium Briefing Note on Viability (2016).
Fareham Borough Council	DM11 – would welcome a continuation of the policies in relation to the designations on the River Hamble.
HIWWT	<ul style="list-style-type: none"> • Policy DM 11: Nature Conservation should be altered to align with the overall approach set out in the Local Plan Review and the objectives of the adopted Local Plan. Sections 4, 5 & 6, of the adopted Plan permit development on protected sites, including on SINCs, LNRS priority habitats and irreplaceable habitats if mitigation strategies are introduced. This is wholly contradictory to the Biodiversity Objective set out in the plan, and inconsistent with best practice for the protection of protected sites, particularly irreplaceable habitats, upon which ecological impacts of development cannot truly be mitigated or compensated for. The proposed amendment to Policy DM11 would account for the Environment Act (2021) by setting a 10% minimum for BNG. To provide a true net gain within new developments in the borough, the Council must adhere to best practice as already implemented by Guildford BC, Worthing BC, Mole Valley BC and Maidstone BC, by setting a 20% minimum for BNG within this policy. • With increased development pressure expected on green field sites in the borough, the Council must ensure that local protected sites, such as the River Itchen SSSI & SAC and the Solent Maritime SAC, are protected from both direct and indirect damages. Developments adjacent to these protected sites risk detrimental indirect impacts on protected areas via increased pressures of water abstraction, water pollution, recreational pressures and the severing of wildlife corridors. • Despite its SSSI status, the River Itchen does not receive the appropriate protection that a chalk stream needs, as these fragile habitats are heavily influenced by activities across their catchments. This means any protection must be bespoke and catchment-wide to truly put our chalk streams into recovery, as suggested in the CaBA Chalk Stream

Number of responses	Summary of responses
	Restoration Strategy. To avoid detrimental impacts from green field development on protected and vulnerable habitat sites, the Local Plan should adopt 50-100 metre 'no development' buffer zones for sensitive sites as recommended by Natural England, including the River Itchen as a rare and precious chalk stream.
Mac Mic	DM24 – query updating to include First Homes (NPPF '24 footnote 31 says no longer applies). We will however support a policy if Council pursues
Botley Parish Council	Policy BO1 should include a new road to link the bypass to Wallace Avenue.
Colten Care Limited	Support retention of policy BU1 and associated wording. State intention is still to deliver care home on site, and response includes additional information on site specifics.

General comments on policies

Number of responses	Summary of responses
Bloor Homes (south of Mortimers Lane)	Welcome proposed revisions to account for changes in national legislation and technical guidance.
1 response	Calls for policies to be clear to avoid room for interpretation.
4 responses including Town Quay Developments Limited	Calls for green spaces to be protected including settlement gaps. Town Quay Developments Limited stated changes to Settlement Gaps should be clearly justified.
2 responses	Policies should consider flood zones and water courses.
3 responses (BJC Planning, Great Oak Care Homes and Redrow Homes Ltd)	All policies should be reviewed and updated in accordance with the updated National Planning Policy Framework, as sites are built out and the ambition to significant boost the delivery of homes.
2 responses	Support for policies but concerns they will be undermined by the need to deliver new homes on greenfield land.
Natural England	Recommends criteria-based policies to ensure the protection of designated biodiversity and geological sites. Such policies should clearly distinguish between international, national and local sites ¹ . Natural England advises that all relevant Sites of Special Scientific Interest (SSSIs), European sites (Special Areas of Conservation and Special Protection Areas) and Ramsar sites should be included on the proposals map for the area so they can be clearly identified in the

Number of responses	Summary of responses
	context of proposed development allocations and policies for development. Designated sites should be protected and, where possible, enhanced.
NHSPS	Policies aimed at preventing the loss or change of use of community facilities and assets can potentially have a harmful impact on the NHS's ability to ensure the delivery of essential facilities and services.
Exdell	Policies can restrict development in the countryside (e.g. East Horton Golf Course). These leisure uses need to be in the countryside and all elements underpin viability. Policy should not prevent adaption / expansion, this does not undermine the countryside.
Exdell, Bloor Homes (west of Tollbar Way)	Most or all policies need reviewing in the light of changing circumstances and should be flexible. This includes policy S6 on settlement gaps to ensure that they are justified and effective.
McCarthy & Stone / Churchill Living	Advocates for inclusion in relevant policy / supporting text that 2021 census data shows an increase of 28.2% of people aged 65yrs plus – compared to an increase of 20.1% in England as a whole and that
HIWWT	<ul style="list-style-type: none"> • All site allocations must align with the priorities and measures set out in the forthcoming Local Nature Recovery Strategy (LNRS) for Hampshire. It is essential that all proposed development sites are assessed against LNRS mapping to avoid the fragmentation of priority habitats and to support the recovery of nature at a local level. We urge the Council to adopt a robust and evidence-based approach that integrates the LNRS principles at every stage of site allocation, ensuring that nature's recovery is placed at the heart of local planning decisions. • Green infrastructure improvements should be secured alongside new development, to ensure that development gives back to nature and supports our progress towards our fast-approaching nature recovery targets. Accessible green spaces and green corridors should be secured within new developments, to create a network of habitats where biodiversity and communities can flourish. These areas have multiple benefits, to health and wellbeing, flood risk management and enhancing nature. • Street trees are essential to improving air quality, providing shade and enhancing the appeal of urban areas. Maximising the ecosystem services delivered by trees and green

Number of responses	Summary of responses
	infrastructure is essential for meeting legal air quality targets under the Environment Act and key missions of the Levelling Up and Regeneration Act 2023 - notably the missions to improve local health outcomes and pride of place. The Council should aim for a 25% canopy cover within new developments.
2 responses -Southern Strategic Land, Wiseman Family	Policies will need to reflect Government's national design/DM policies and avoid duplication.
Mac Mic	Agree with most policy updates proposed.
Botley Parish Council	<ul style="list-style-type: none"> • Policy S6 Settlement gaps must be strengthened and current gaps protected • Policy S5 should be protected within Botley Parish and consideration made to the emerging Botley Neighbourhood Plan

Policies not covered in the document

Number of responses	Summary of responses
Historic England	Recommendation that the Plan is clear the steps required when adapting historic buildings for carbon and energy efficiency. This could be achieved through a new policy, or through adapting an existing policy, accompanied by suitable supporting text (that includes the benefits of regular maintenance and repair, and recognises the embodied carbon in existing buildings, thus providing a platform for building retention).
National Grid	Possible policy/guidance on creative approach to new development around high voltage overhead lines and other NGET assets
NHSPS	Recommends Local Plan and IDP set out process for determining developer contributions to health infrastructure following engagement with the relevant Integrated Care Board (ICB). Requests new policy: "Where healthcare facilities are formally declared surplus to the operational healthcare requirements of the NHS or identified as surplus as part of a published estates strategy or service transformation plan, there will be no requirement to retain any part of the site in an alternative community use."

Number of responses	Summary of responses
	Request policy on provision of healthy, safe and inclusive communities/developments including local health outcomes; access to healthy foods; social interaction through design; climate change adaption; pollution impacts; context and heritage; mix of housing and affordable housing; high quality blue and green spaces
NHSPS	Consider need for affordable housing policy to include provision for NHS staff and consider this need in site selection policies, particularly where sites are near large healthcare employers.
South Downs National Park Authority	It may be appropriate to have a dedicated policy on the national park and its setting.
H&IoW Integrated Care Board	Consider introducing a Health Contributions SPD which advises on the methodology used by NHS Hampshire and Isle of Wight ICB – would be interest in discussing this with EBC
New Forest NPA	Advocate that EBC include a firm commitment to working with partners on the implementation of a strategic approach to mitigating recreational impacts arising from new development on the New Forest's ecologically designated sites.
Hampshire County Council	<ul style="list-style-type: none"> • NPPF housing needs now includes looked after children • Need overarching policy on health and wellbeing, also requiring health impact assessments for large schemes. Endorse Building for a Healthy Life tool. • Sites over 3ha in mineral safeguarding area should submit a minerals resources assessment (wording proposed).
HIWWT	<ul style="list-style-type: none"> • The Local Plan should include proposals for a mandatory Urban Greening Factor scheme. The introduction of this scheme has multiple benefits, including enhancing access to nature for local communities and improving outcomes for nature itself through enhanced air quality and biodiversity. The local UGF should provide a flexible 'shopping list' of greening options reflected in the LNRS, to encourage developers to find the most cost-effective and space-efficient ways to integrate natural infrastructure. This must adhere to recognised natural infrastructure quality standards, such as Green Infrastructure Standards from Natural England or Building with Nature Standards.
Bluestar	<i>Overall policy change comment/suggestion:</i>

Number of responses	Summary of responses
	<p>Serious transport issues are already apparent in the borough, so the Plan needs a “whole borough” approach to transport measures, with key corridors, outcomes and necessary interventions specified, as a foundational structuring principle that underpins the development strategy. This is radically different from a retroactive approach that first allocates land, then retrofits transport interventions on a site-by-site basis, with little or no regard to the wider network.</p> <p><i>Specific policy change comment/suggestions:</i></p> <p>Policy S11 “Transport Infrastructure” needs a review to place a much stronger emphasis on the need to secure an ambitious emphasis to delivery of attractive sustainable travel choices – ones that can effectively compete with car use in a way that is far from broadly the case in the borough today.</p> <p>Policy DM1 also requires significant strengthening. The plan should adopt a borough-wide, vision-led transport strategy focused on sustainable travel, defined corridors, and early delivery, rather than site-by-site mitigation. Stronger emphasis on bus priority, funding, phasing, and shared contributions from developments over 15 dwellings is urged, drawing on successful examples elsewhere.</p> <p>A new strategic public transport corridor is likely to require identification between both Fair Oak/Hedge End and the Southampton City boundary, given the scale of development likely to be required and the current baseline deficit. While this might ultimately be something that is addressed through allocation specific policy should SDO -B and/or SDO-C be taken forward in some manner, it will need substantial policy clarity on funding, phasing and delivery responsibility.</p>

General comments on the plan

Number of responses	Summary of responses
6 responses	Requests no additional homes in the borough. One response requests greater public consultation.
1 response	Requires further information to provide a response.
1 response	Concern proposed housing will have detrimental impact on natural environment.
3 responses	Importance of transport solutions, encouraging sustainable modes of transport. One response requested greater emphasis on vision-led transport planning.
1 response	Greater emphasis on brownfield developments.
1 response	Concerns Eastleigh Borough Council is submitting the same plan with elements that were removed by the Planning Inspector.
1 response	Not in support.
3 responses	Importance of protecting green spaces.
1 response	Request walk-in health units.
1 response	Existing heritage and landscape assets should be protected, and new development should be high-quality and in keeping with surrounding area.
1 response	Concerns additional development will remove the countryside which is a valuable resource for mental health.
1 response	Concerns regarding existing transport infrastructure, congestion and wait times for health services.
1 response	Notes the importance of transport evidence.

Parish and Local Area Needs

Question 50: Do you consider that your Parish or local area needs particular local policies to cover any unique circumstances in your area?

Number of responses	Summary of responses
3 responses	Suggestions for Bishopstoke include: <ul style="list-style-type: none"> • Affordable/ social housing provision near public transport routes • Concerns regarding traffic delays • Protect countryside surround Bishopstoke including Stoke Park Woods • Specific policy to protect River Itchen
1 response	Reduce traffic through Botley Square and ensure future development is sympathetic to local area.
1 response	Address traffic congestion in Long Lane, Bursledon.
1 response	Deliver fenced areas for dog walkers, plant additional trees at Hiltingbury Recreation Ground and increase indoor sports provision at The Hilt.
7 responses	Request for policies to protect wildlife, natural habitat and countryside within the borough. One response specified Fair Oak and Horton Heath, another response specified Boorley Green.
RSPB	Requests Strategic Alternative Natural Greenspace mitigation is increased from two hectares to eight hectares per 1,000 population.
10 responses	Suggestions for Fair Oak include: <ul style="list-style-type: none"> • Deliver safe cycle routes • Reduce traffic through Botley Square • Protect heritage assets • Protect village feel
6 responses	Calls to protect identity of existing towns and villages by retaining settlement gaps. One response specified Hamble, another response specified Botley.
Hamble Parish Council	Concerns regarding Hamble Lane congestion and capacity. Suggest policies cover the following: <ul style="list-style-type: none"> • Recognise and protect Hamble as a centre for marine and marine-related activities • Protect resilience and capacity of Hamble Lane including improvements to cycling, walking and public transport • Promote use of Hamble Railway Station

Number of responses	Summary of responses
	<ul style="list-style-type: none"> • Do not permit development that would place additional strain on Hamble Lane • Ensure social infrastructure (employment, education and leisure activities) is located within the peninsula
Botley Parish Council	<ul style="list-style-type: none"> • Local housing needs assessment to predict the houses required to meet the needs of our local population • More ongoing measurement and data to influence policy • More systems-based approach on interconnected issues • Enhancing the protection of both Settlement and Countryside gaps
1 response	<p>Requests the following in Hedge End Town Council area:</p> <ul style="list-style-type: none"> • Ban wood burners, bonfires and firework displays • Suggests land adjacent to Wildern Nature Reserve is included in boundary and transferred from Eastleigh Borough Council to Hedge End Town Council. • Improved advice and management support of wildlife corridors identified in Eastleigh's Biodiversity Action Plan
9 responses	<p>Calls for improved infrastructure within Eastleigh Borough including:</p> <ul style="list-style-type: none"> • Schools • Health facilities • Transport infrastructure • Sustainable transport modes • Infrastructure to manage flooding • Air pollution
1 response	<p>Requests Netley includes additional recreational spaces including pump track and mini skate park.</p>
7 responses	<p>Not in support of additional housing.</p>
7 responses	<p>Support for the Local Plan including local policies that are area-specific.</p>
1 response	<p>Specified sustainability as an area for policies to cover, no area given.</p>
2 responses	<p>Requests for Chicken Hall Lane Link Road to be delivered.</p>
Colden Common Parish Council	<p>States a link road from Allington Lane to Chickenhall Lane would mitigate development at Horton Heath and facilitate development of option b and Navigator Quarter.</p>

Number of responses	Summary of responses
2 responses	Concern regarding congestion outside the borough boundary (Upham and Owslebury) due to development in Eastleigh Borough.
1 response	Requests pavements are widened in Eastleigh for pedestrians.
1 response	Concerns regarding traffic congestion and lack of medical services in Hedge End, Botley and West End.
3 responses	Responded to the question but did not provide any suggestions for local policies.

Other comments

Question 51: Are there other issues we should consider as we prepare the plan? Do you have any other comments? (not covered by the summary tables)

Number of responses	Paragraph/section commented on (if applicable)	Summary of responses
2 responses (Fareham Borough Council and Test Valley District Council)	Section 2 - issues	Support approach towards collaborative working with neighbouring authorities. Welcome opportunities to engage and collaborate on strategic issues including through the Partnership for South Hampshire (PfSH)
Individual	Section 2 - issues	The consultation document fails to provide sufficient evidence about the traffic impacts of the various options to allow respondents to give an informed view. Concerns expressed about the impact of house building on Allington Lane including the impact on Bishopstoke, Fair Oak (outside the square) with One Horton Heath providing a 'rat run' for people trying to avoid problems on the M27. Existing traffic conditions will influence the decisions of potential buyers of these new homes. Consideration should be given to a new railway Station between Hedge End and Eastleigh. Implementing any of the SDOs without addressing traffic congestion with appropriate infrastructure would be indefensible and fail to meet the vision and objectives and national guidance.
Individual	Section 2 - issues	The proposal does not sufficiently consider the increased demand for services placed on already overstretched communities. Within this proposal, where are the Schools, NHS Services (GPs, Dentist etc) Water, Sewage, and other utilities etc, i.e. the "high-quality infrastructure required" as a prerequisite for any or all of the SDOs, to support thriving and healthy communities not just in the SDOs but the existing residents of Bishopstoke, Fair Oak, West End & Botley? Detailed comments on possible infrastructure requirements and failure to meet the vision and objectives and national guidance.

Number of responses	Paragraph/section commented on (if applicable)	Summary of responses
Individual	Section 2 - issues	Implementation of the SDOs will produce an urban sprawl from Fair Oak in the North to West End in the South and Botley in the East to Eastleigh in the West. Concerns about green spaces and impact on health, social cohesion and community engagement in addition to environmental impacts. This fails to meet the vision and objectives.
Individual	Section 2 - issues	The proposal does not deliver sufficient detail and confidence in its ability to provide affordable homes to encourage local support for any of the proposed sites. Smaller affordable housing should, therefore, be a priority for young people to get on the local housing ladder and remain in the area. Suggest building low-level blocks of flats and provide them for rent as 'Council houses'. A commuter economy is not sustainable in the long-term.
Individual	Section 2 - issues	The proposal does not include sufficient details on the type of business it seeks to bring into the area and how it will do so to enable people to judge the proposals. Question how the Council will attract businesses to the borough to provide these jobs. A more diverse economy is needed for sustainable development, and the local plan should target and explain how it will achieve this.
Persimmon Homes	Sections 2 and 3 - timetable	This does not take into account the Levelling Up and Regeneration Act (LURA) 30 month timescale which would be exceeded by the 2029 date of adoption.

Number of responses	Paragraph/section commented on (if applicable)	Summary of responses
Persimmon Homes	Para 4.2, Section 4	Consider it is misleading to label Hamble Airfield in figure 8 as 'Allocated for minerals extraction and restoration to open space' and not consistent with the statement in para 4.2. This states 'the Council has no view as to which sites should be selected for development, and which should continue to be protected'. This gives the impression that the site is not being considered for longer term housing development. The Local Plan extends to 2044 and would leave opportunity for the delivery of new homes within the final 3 years of the plan period. Note that the pre-submission Hampshire Minerals and Waste Local Plan (Partial Update) refers to 'housing development' as a long-term aim by the landowner.
Permission Homes	Section 5	Lack of reference to LURA 2023 and July 2023 Government consultation changes to the plan-making process is misleading. Also no evidence that Partnership for South Hampshire (PfSH) Spatial Position Statement has been taken into account. There is insufficient acknowledgement of the likely housing requirement and contribution to addressing unmet needs across the PfSH area.
CPRE Hampshire	General	Supports a plan-led approach and states devolution in Hampshire offers an opportunity to plan at the right scale to deliver sustainable homes and places rather than chipping away at fragmented areas of countryside throughout Eastleigh and along the M27 corridor.
Botley Parish Council	General	Ensure the Botley Neighbourhood Plan has the appropriate weight in decision-making.
9 responses	Consultation	Comments made regarding how best to engage people in consultation process and calls for council to listen to residents.

Supporting Assessments

Question 52: Technical Consultation: Do you have any comments on these assessments?

- General Comments
- Interim HRA
- Interim SA
- Interim SLAA
- Gaps Background Paper
- Landscape Background Paper
- Biodiversity Background Paper
- Brownfield Land Background Paper

Number of responses*	Document	Overall theme	Sites
Redrow Homes Ltd	General	Notes that reports are early drafts and will continue to be updated. Work started on the SA and HRA must remain flexible as the legislative framework for both is likely to change during the programme for the Local Plan.	-
Bloor Homes (south of Mortimers Lane)	General	Disagree - the general approach to evidence. The emerging evidence base fails to assess individual elements of the SDO coming forward in isolation and the different impacts for different parts of SDOs	FO010/A3 A3 should be assessed individually (not as part of A1-A3) FO010 (south of Mortimers Lane) should also be assessed separately from land in A3 to the north of Mortimers Lane.
Bloor Homes (south of Mortimers Lane)	General	SA, Landscape and Biodiversity background papers: Significant concerns about the assessment of A3 and the negative effect of assessing this with sub areas A1 and A2. This does not accurately reflect its potential for sustainable development.	FO010/A3 – scoring does not reflect potential for sustainable development
ADD (DTA transport consultant)	General	The last local plan inspector deleted key policies due to inadequate transport evidence. The emerging plan lacks specific transport assessments, which are critical for	-

Number of responses*	Document	Overall theme	Sites
		addressing past shortcomings and ensuring compliance with the NPPF. A comprehensive transport evidence base should include early and iterative assessments throughout the plan process. Key considerations include evaluating existing transport conditions (including baseline and Interim SA information), forecasting future trip generation, promoting sustainable transport modes, assessing infrastructure capacity, development site impacts, and identifying mitigation measures. Public transport / cycling and walking infrastructure should be defined / deliverable. This is to ensure all options are carefully assessed. Public and stakeholder engagement and adherence to WebTAG principles is important.	
Southern Water	HRA	Habitats Regulations Screening Report – the Southern Water AMP 9 Water Resource Management Plan and Wastewater Drainage Management Plan is to be delivered in the investment period 2030-2035 which does not mirror the Local Plan period and the HRA will need to reflect this	-
New Forest DC	HRA	It is recommended that the HRA screening (preliminary), paragraphs 5.2.9 – 5.2.13, would benefit from a brief reference to the current ongoing monitoring work that NFDC is undertaking in relation to air quality, and the possibility of cross-boundary work in the future if adverse effects are identified upon New Forest SAC, SPA and Ramsar site. NFDC would need to engage with Natural England and neighbouring authorities to establish if, and what form of, mitigation might be required	-
Thakeham Homes x 3	HRA	States how Figure 5.5 looks at potential recreational disturbance for the New Forest Zone of Influence, using 13.79 and 15km buffers, and that paragraph 5.4.20 goes on to suggest that all proposed sites except those in Strategic Option	SDO 'B'

Number of responses*	Document	Overall theme	Sites
		A would be within the zone of influence. Given the National importance of the New Forest National Park and proximity to Eastleigh Borough, it is unreasonable to suggest that anywhere within the borough is exempt from the ZOI, and therefore all sites should be considered to be within the impact area on an equal basis.	
Thakeham Homes x 3	HRA	Concern about the effects indicated at paragraph 5.4.19, which suggests that all SDO B, C and D strategic options fall within the 5.6km zone of influence around the Solent as per figure 5.4. However, Strategic Option B1 is not within the ZOI at all – this should therefore be clarified. Option B2 is also only partially within the ZOI, and, given it is at the extremity of this area, is unlikely to have any impact on the Solent.	SDO 'B'
Thakeham Homes x 3	HRA	Consider whole of borough should be within New Forest ZOI	
Thakeham Homes x 3	Interim SA (gen)	Notes the Interim nature of the I&O Interim SA document	
New Forest DC	Interim SA/HRA	Endorsement of the environmental assessment of the plan (Interim SA and HRA) to consider detrimental impacts upon the natural environment, and suggest appropriate avoidance or mitigation measures where applicable	Plan-wide
3 responses Bloor Homes (Holly Tree Farm, Maddoxford Farm and south of Maddoxford Lane)	Interim SA	Sustainability Appraisal Notes that no criteria are included in relation to existing walking or cycling infrastructure which should be included in the assessment	Sites are well served and connected and existing and forthcoming infrastructure and facilities including those in Boorley Park and a short walk away in Botley. Noted that sites are within the strategic development previously progressed under the South East Plan, much of which has planning

Number of responses*	Document	Overall theme	Sites
			permission, see PUSH SDA report (2010)
Bloor Homes (south of Maddoxford Lane)	Interim SA	Sustainability Appraisal Welcomes positive scoring of the site, notes update needed	BOT012 - welcomes positive scoring on mix of homes and meeting housing needs, proximity to bus services and site deliverability. Notes that site is available immediately and within 5 years (not 100 years).
Bloor Homes (Maddoxford Farm)	Interim SA	Sustainability Appraisal Welcomes positive scoring of the site	BOT011 - welcomes positive scoring on mix of homes and meeting housing needs, proximity to bus services, not affecting the separation of settlements and site deliverability. Notes that site is available immediately and within 5 years.
Bloor Homes (Holly Tree Farm)	Interim SA	Sustainability Appraisal Welcomes positive scoring of the site	BOT016 – welcomes positive scoring on mix of homes and meeting housing needs, proximity to bus services and site deliverability. Notes that site is available immediately and within 5 years.
3 responses Bloor Homes (Holly Tree Farm, Maddoxford Farm and south of Maddoxford Lane)	Interim SA	Sustainability Appraisal Noted collective benefits of three Bloor Homes sites around Maddoxford Lane	Sites collectively provide a significant level of wide and comprehensive range of services and infrastructure including 3 primary schools, new secondary school, retail/local centres, sports, health and open space provision.

Number of responses*	Document	Overall theme	Sites
1 response ADD	Interim SA	Disagree - Interim Sustainability Appraisal. The scoring takes no account of the gap It places more emphasis on relative change than absolute impact.	For example, the Eastleigh – SDO B gap is scored ‘very poor’ but is a strong gap (river / SSSI).
1 response Gladman	Interim SA	A Sustainability Appraisal is required for legal compliance. It should clearly justify options selected and rejected based on a robust, justified and transparent comparative assessment.	General. (Promoting sites 41 [part] and 42).
Bloor Homes (west of Tollbar Way)	Interim SA	Disagree - Sustainability Appraisal and suggest update would change score.	16 – see comments on settlement gap study. Suggest reassessment would not result in a ‘major’ impact and ‘very negative’ conclusion as present.
Bloor Homes (west of Tollbar Way)	Interim SA	Sustainability Appraisal Disagree - sustainable transport / accessibility, particular if Tollbar Way public transport is to be enhanced	16 – ‘very negative’ scoring of criterion 3.1 is at odds with text that notes the site is ‘well located’ for Hedge End railway station and retail/business park
2 responses Croudace /Highwood and Bellway	Interim SA	Disagree - Interim Sustainability Appraisal - does not take into account any potential mitigation or the provision of additional services by SDO development; additional supporting information provided by developers should be considered	SDO A should have + or ++ relating to 4.2, 4.3, 4.4, 4.5,4.6, 4.9, 4.12, 5.1, 7.1, 7.2, 7.3, 12.3, 13.1, 14.1; BOT019 should have more positive scores for landscape/Gap and transport
Persimmon Homes	Interim SA	Concern about the balance of the SA – only 3 out of the 14 sustainability objectives relate to economic and social sustainability (SO4 should be reclassified as an environmental Sustainability Objective). NPPF sets out the three objectives as a balanced approach so this is not consistent with national policy and leads to inaccuracy	-
Persimmon Homes, Southern	Interim SA	Need to update SA to reflect up to date national policy and to assess the sustainability effects of accommodating a proportion	-

Number of responses*	Document	Overall theme	Sites
Strategic Land, Wiseman Family		of unmet needs from within the Southampton HMA and from Fareham as a neighbouring local authority	
Persimmon Homes	Interim SA	Consider stage 2 of the process is very flawed. The PfSH SPS referred to a broad area of search to the south east and east of Eastleigh Town. This was to address unmet need from across PfSH in the longer term. It should not be assumed that it would be identified solely to meet the housing needs of the borough.	-
Persimmon Homes	Interim SA	Any effective spatial strategy for the borough must include at least one SDO within the south of the borough to avoid the imbalance of strategic development towards the north. It is unclear why there is no SDO proposed in the south as large parts are entirely free of national and international designations. Noted the criticism in the Planning Inspector's Post Hearing Letter about ruling out significant housing growth in the south and in particular at Hamble Airfield	Site 52 (or Sites 52, 43 and possibly 44) – site 52 or a combination of sites provides the opportunity to identify an SDO in the south of the borough and would represent a 'reasonable alternative' which the Council has failed to identify or test. Site 52 benefits from proximity to Hamble station with other local benefits. The treatment of site 52 is illogical and inconsistent.
Persimmon Homes	Interim SA	SA Report Appendix B, Reasonable Alternatives and Map 2 – the use of local designations to present the impression that there are no opportunities for strategic-scale development within the south is inappropriate and unjustified at this early stage of the process. It is unclear whether the definition of some designations including gaps remains justified.	-
Persimmon Homes	Interim SA	Concerns about Appendix B exclusion of site 52	(Appendix B, para 33) Site 52 – exclusion of Hamble Airfield as a SDO due to allocation in Hampshire Minerals and Waste Plan (HMWP) is

Number of responses*	Document	Overall theme	Sites
			illogical as it is being actively promoted and included as an SMSO. It was also considered as a SGO during the preparation of the adopted Local Plan, after the adoption of the current HMWP. It is entirely possible for the site to contribute towards the end of this period.
Persimmon Homes	Interim SA	Appendix C – provided detailed comments on the sustainability objectives and revised scoring for site 52. This included a proposed new double positive score to reflect the opportunities and capacities of larger sites (such as site 52) and a new sub question on wellbeing aspects.	Site 52 – revised scoring matrix provided
Persimmon Homes	Interim SA	Appendix C – highlighted the need to correct mistakes in scoring sites; to update scoring and text; to reflect longer term opportunities; and to be clear about the methodology and approach (i.e. infrequent rail services)	Site 52 – detailed comments to be considered in revised Interim SA including revised scoring for transport and agricultural land quality and information on availability
Persimmon Homes	Interim SA	Appendix C - highlighted the need to take into account the proximity to infrastructure and services outside of the borough, and for example the accessibility of Southampton and other large centres	-
Persimmon Homes	Interim SA	Appendix C - highlighted the need to recognise that some SMSOs are large enough to include their own infrastructure e.g. an on-site primary school, and provide opportunities to improve, for example, bus services	Site 52 – noted that this site compares very favourably to the SDO areas, particularly for access to public transport
Persimmon Homes	Interim SA	Appendix C – noted that 9 out of 12 SDO sub-areas and 24 out of 52 SMSOs have either ‘negative’ or ‘double negative’ effects for impacts on settlement gaps and hard decisions will need to	-

Number of responses*	Document	Overall theme	Sites
		be made. It would have been better to more robustly review gap boundaries to include only the most important.	
Persimmon Homes	Interim SA	Appendix C – noted the recent Government announcement on the intended changes to national policy to provide a presumption in favour of planning permission for development that makes good use of nearby commuter rail services.	Site 52 – noted the advantage of site’s location near Hamble railway station
Sigma Strategic Land	Interim SA	Appendix C – scores should be updated to reflect committed development and infrastructure	Site 10 (FO012) – scores should be updated to reflect development at One Horton Heath that will provide homes, employment land, a new primary school and community facilities (details provided on site)
Southern Strategic Land	Interim SA	Affordable housing scoring should reflect higher levels of affordable housing offered; dental clinics not noted as meeting health needs; incorrect score for walking distance to rail station; scores should be higher for combined school campuses; higher score should be given for sites outside gaps	Site 12 – offers 40% affordable and should have ++ score; health score should be +; should score ++ as is outside gap
4 responses, inc. Taylor Wimpey Strategic Land, Thakeham Homes	Interim SA	It is asserted that the Interim SA does not take into account the facilities and services that have been approved at the One Horton Heath development, and should be scored positively. Examples of available infrastructure include proximity to healthcare, schools and shops and these Objectives could benefit from review	SDO ‘B’
Taylor Wimpey Strategic Land	Interim SA	The Interim SA assesses the deliverability of SDO B as “negative” because “half of the land identified was not submitted in the Call for Sites.” In fact, the majority of the land in SDO B has either been promoted by a developer / landowner, is controlled by the Council, or is controlled by	SDO ‘B’

Number of responses*	Document	Overall theme	Sites
		TWSL. Therefore the land required for SDO B has been promoted and is available for development.	
Thakeham Homes x 3	Interim SA	<p>Claims that:</p> <ul style="list-style-type: none"> - SDO B scores neutral for bus services, despite B1a and B1b scoring 'good'. If bringing the entirety of SDO B forward, this will result in bus services being extended to include this area as there is a commercial demand and therefore the wider SDO B should be re-graded to 'good' (6.1 (SA4 Public Transport)) - SDO B in close proximity to OHH local centre and primary school and should receive positive grades - SDO B has a negative score for deliverability, but we have clearly shown in our Call for sites submission, as well as responses above, that the core elements of SDO B are deliverable within the first four years of the Local Plan. This should be amended to 'very good' to reflect the ability and aspiration to deliver early in the plan period. (6.1 (SA14)) 	SDO 'B'
Wiseman Family	Interim SA	Concern that their promoted site (The Drove, Moorgreen Road) not considered individually only as part of wider SDO C	
2 responses including Bellway, Highwood /Croudace and Persimmon	Interim SLAA	Interim SLAA (December 2024) not accurate/ developer provides further information	FO002/FO003 - give further information on utilities infrastructure, significant noise generating uses, contamination and access issues BOT019 – site is available; only small part Grade 2 and £ land; HAM003 (a-c) – landowner now promoting single option of 1,000 dws,

Number of responses*	Document	Overall theme	Sites
			to be achieved in 10-12 years from commencement of work on site which would allow for at 3 years of delivery to 2044. Suggest adding text in achievability section in case minerals were no longer required or site was no longer viable for minerals.
Bloor Homes (south of Maddoxford Lane)	Interim SLAA	SLAA - Clarified information on availability, suitability and achievability	BOT012 – site is immediately available in a suitable and sustainable location, unconstrained with existing roads, services and nearby community infrastructure. Extensive technical work undertaken has confirmed no technical constraints to delivering site.
Bloor Homes (Maddoxford Farm)	Interim SLAA	SLAA - Clarified information on availability, suitability and achievability	BOT011 – site is immediately available, in a suitable and sustainable location with no significant constraints subject to appropriate technical solutions and/or mitigation. Bloor intends to undertake further technical study work for the next stage of consultation.
Bloor Homes (Maddoxford Farm)	Interim SLAA	SLAA – should be updated to reflect information given on flood zones, heritage and pipeline	BOT011 – noted that only the north eastern boundary of the sites, adjacent to Ford Lake, is in Flood Zones 2 and 3. The locally listed farmhouse is located to the south east of the site. The north eastern section of the site, and area adjacent to the south east

Number of responses*	Document	Overall theme	Sites
			along Ford Lake, is located within a SINC. An Esso pipeline crosses the middle part of the southern section of the site.
Bloor Homes (Holly Tree Farm)	Interim SLAA	SLAA - Clarified information on availability, suitability and achievability	BOT016 – site is immediately available, in a suitable and sustainable location with no significant constraints subject to appropriate technical solutions and/or mitigation.
Bloor Homes (west of Tollbar Way)	Interim SLAA	SLAA – would welcome opportunity to engage further and clarify information	Site 16 – site is capable of being delivered early within the plan period and assist in meeting 5 year supply. Can provide further information on site.
Thakeham Homes x 3	Interim SLAA	Stated that, from a land and delivery perspective, there are no reasons the land east and west of Allington Lane cannot come forward. This land would form a natural extension to the existing Bishopstoke settlement boundary, as well as the One Horton Heath allocation, so there should be no major concerns regarding a policy change under the emerging Local Plan.	SDO 'B'
Hampshire County Council	Brownfield BP & Interim SLAA	Support preparation of brownfield potential background paper (should show % of past growth which was brownfield). SLAA has correctly identified sites affected by minerals and waste. Should remove references to 'most' or 'part' of the site (which risks reducing the weight of the issue).	-
Mac Mic	Interim SLAA	Lacking in detail with sections missing. Confusion on gap status of SDO C (its not in a designated gap). Eastern WE005 is same owner as SDO C but in gap – so request its split as a	

Number of responses*	Document	Overall theme	Sites
		separate site. There are errors (e.g. FO13 has a solar consent).	
European Property Ventures	Gaps BP	Suggests ensuring that retention of settlement gaps, such as that between Southampton and Netley/Bursledon, does not happen at the expense of meeting housing need, which should take priority	Site 33 Shop Lane
1 response Croudace /Highwood	Gaps BP	Disagree - Settlement Gaps Background Paper (2024) - settlement gap impact on Fair Oak-Lower Upham undesignated gap not moderate	SDO A
Bloor Homes (west of Tollbar Way)	Gaps BP	Disagree - Settlement Gaps Background Paper and suggest reassessment.	16 – assessment assumes that all of site will be developed and leads to a more negative score than should be. The original SLAA submission confirmed the intent to leave lands west of Berrywood Business Park open for potentially public open space uses. The client’s landscape consultants concluded that lands east of the business park could be released without compromising the settlement gap.
1 response ADD	Gaps BP	Disagree - Settlement Gaps Background Paper (2024). There are no criteria for distances required or how these would be affected by or the gap improved by other factors. The paper does not take account of the national park, biodiversity, landscape or sustainable travel. It is a major defect of the evidence that there is no assessment of traffic impacts. See also comments on Interim SA.	-

Number of responses*	Document	Overall theme	Sites
Capital Trust	Gap BP?	Suggests releasing for PDL from the Settlement Gap / Countryside designations for development	Southampton-Eastleigh Gap: Stoneham Park (S53)
Persimmon Homes	Gap BP	Note that there is no national policy or guidance support for the designation of gaps. It should be recognised that this is a matter of local choice and distinctiveness and does not supersede national policy objectives to boost housing and economic growth and meet development needs including unmet needs from neighbouring authorities.	-
Persimmon Homes	Gap BP	Note that the approach may become obsolete once the National Development Management Policies regime is introduced	-
Persimmon Homes	Gap BP		Site 52 – see previous evidence to support the removal of the north of Hamble Airfield from the settlement gap (resubmitted with the response).
Persimmon Homes	Gap BP	Disagree - the current settlement edge of Hamble	Site 52 – perception of the built up area of Hamble relate to the area just south of the junction between Satchell Lane and Hamble Lane. The site does not represent a gap between Hamble and other settlements but a break of open land within Hamble.
Persimmon Homes	Gap BP	Note that the gap separating Hamble from Bursledon is very weak and should be limited to area north of the Hamble School buildings and adjacent dwellings	Site 52 – gap boundary is not based on any physical feature in the site and the gap as a whole includes significant development
Persimmon Homes	Gap BP	Note that the gap separating Hamble from Netley is wide with significant development in the gap and lost its openness long ago so is not performing its planning function.	Site 52 - Disagree statement in para 23.129 that the gap is about 500m – from the closest point of the site to the closest point of development is 700m

Number of responses*	Document	Overall theme	Sites
			(which is a relatively wide gap). Disagree final sentence about the perception of passing through countryside and state that development could be mitigated through a landscape strategy.
Persimmon Homes	Gap BP	Disagree - overall impact on gap strength in this background paper and the Interim SA	Site 52 – scoring is based on a flawed approach and misguided concept of Hamble and likely to be replaced as a local policy designation when national development management policies are introduced.
Hallam Land	Gap BP	Advocates that, where the gap designation restricts the opportunity for new development to be sustainably located, it conflicts with national policy insofar as the significance of land to a sustainable pattern of development should be afforded greater importance than protecting large tracts of open land - such a policy does not have the same planning weight as Green Belt. The presence of existing development diminishes any sense of separation, save for the land south of Bursledon and north of the Hamble Lane/Hound Road roundabout	Netley-Hamble-Bursledon Gap – land adjacent to Hamble Train Station (Site 43)
Taylor Wimpey Strategic Land	Gap BP	Proposes gap to replace the current one located on the B3037 / Allington Lane settlement to provide settlement separation in perpetuity. New gap to comprise of extensive parkland, which would not only serve its intended separation purpose but also form a strategic area of green infrastructure, habitat creation and biodiversity interest, linking Fair Oak and Horton Heath to the Itchen Way	SDO 'B': proposed redefinition of Fair Oak-Horton Heath Gap
Thakeham x 3	Gaps BP	States that the assessment fundamentally ignores the fact that the adopted settlement gap boundary between Bishopstoke	SDO 'B': Bishopstoke-Fair Oak gap

Number of responses*	Document	Overall theme	Sites
		and Fair Oak is currently 160 metres. Therefore, even a reduced gap of 1,000 metres (1Km) is still significantly better than the existing distance in the Adopted Local Plan.	
Thakeham x 3	Gaps BP	Contests that, following the allocation of One Horton Heath in the current Adopted Local Plan, there is now contiguous urban form linking Bishopstoke, Fair Oak and Horton Heath via the B3037 and Botley Road - suggesting that coalescence is no longer a major concern in this location when considering settlement gaps. The gap judgments should therefore be amended to 'positive'	SDO 'B': Bishopstoke-Fair Oak and Fair Oak-Horton Heath gaps
Mac Mic	Gaps BP	Horton Heath – West End is not a designated gap so SDO C will have no impact. (Site 15 in the gap is not part of SDO C). The BP is confusing, has disjointed analysis of land, with no clear connection to maps. Appears to be desk based. Concerned if this led to a formal review of gaps / negative scoring of sites in SLAA / SA.	
Bloor Homes (south of Mortimers Lane)	Landscape BP	Landscape Background Paper Scoring for A3 does not reflect sensitivity of area A3 as a whole as it is a cumulative score.	FO010/A3 - high/moderate sensitivity score for A1-A3 does not reflect the 'low/medium' sensitivity for A3 mapped in the background paper and the 'low sensitivity' in the technical assessments for the planning application
1 response Croudace /Highwood	Landscape BP	Disagree Landscape Background Paper (2024) - SDO A1 higher ground well contained and only of moderate sensitivity	SDO A1
Persimmon Homes	Landscape BP	Note the lack of recent landscape assessment on the SMSOs. Broad agreement of the findings of the SGO Landscape sensitivity background paper (Appendix 2)	Site 52 – broad agreement with the 2018 landscape assessment which found low/moderate sensitivity to

Number of responses*	Document	Overall theme	Sites
			change with areas close to the public footpath route and the open interior slightly more sensitive. Highlighted the green open spaces proposed in the Vision to buffer the development, minimise impact and enhance visual interest.
Bloor Homes (south of Mortimers Lane)	Biodiversity BP	Biodiversity Background Paper Scoring for A3 does not reflect sensitivity of area A3 as a whole as it is a cumulative score.	FO010/A3 – note high number of individual receptors in A1 alone and impact on scoring for A1-A3
1 response Croudace /Highwood	Biodiversity BP	Disagree Biodiversity Background Paper – all SDOs do not impact SSSIs and potential impacts on SDO A are overstated	SDO A
Persimmon Homes	Brownfield BP	Concern that the upper end of the projected range (1,177-1,650) is based on a historic trend for larger sites with no evidence that this is unlikely to continue. Also Disagree that the same numbers of windfalls will come forward due to cumulative impact of regulatory barriers such as flood risk and drainage issues, biodiversity net gain and local policies i.e. on replacement trees. Suggest as a precautionary approach, the Council should discount the figure by at least 10%.	-



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