

Eastleigh Borough Local Plan – Update



June 2017

Work is progressing on the emerging Eastleigh Borough Local Plan 2011–2036 and the next steps in its preparation.

The Plan will set out how much development the Borough needs, where it should go, the new infrastructure needed to support it, areas which should be protected for environmental and other reasons, and policies to guide the determination of planning applications. Latest documents and accompanying evidence can still be viewed at www.eastleigh.gov.uk/lp36

Planning new communities in Eastleigh Borough

The Local Plan needs to demonstrate that enough development land is available to meet needs for housing, employment and other uses up until 2036 (the 'plan period'). A large proportion of the sites required to deliver new homes in the Borough during this period already have planning permission. These sites are mostly within, or close to, existing built-up areas. In addition, we will continue to encourage appropriate development within the existing urban areas to reduce the amount of greenfield land we need to develop to meet requirements.

Key stages to date

December 2015 - The Issues and Options Consultation was approved by Cabinet on 8 December and Council on 10 December 2015. This set out and sought views on 8 possible Strategic Growth Options and a range of policy areas.

June 2016 - A report to Cabinet summarised the main comments received on the consultation.

December 2016 - The progress report on Strategic Growth Options approved by Council on 15th December agreed a strategic direction. This included:

- engagement and technical work on development proposals in Allbrook, north of Bishopstoke and Fair Oak;
- noting the lack of strategic infrastructure proposals for the Allington development proposal;
- an approach to smaller sites.

Extra Resources for the Local Plan

The Council has committed significant extra resource to progressing the Local Plan including bringing in further specialist advice from planning consultants and a partnership with Southampton City Council.

Selection of Strategic Growth Options(s) (SGOs) and Smaller Sites for Development

Further discussion and technical work is being undertaken in relation to the potential SGO relating to Allbrook, north of Bishopstoke and Fair Oak; and liaison with the developer undertaking technical work on the potential SGO at Allington. The Council is carefully assessing all SGO's to decide which is the preferred option. Further assessment of smaller sites for development is also being undertaken.

Latest housing requirement for the Borough

The latest housing target for the Borough is that set out in the Partnership for Urban South Hampshire (PUSH) Spatial Position Statement: 650 dwellings per annum. This means we need to provide 16,250 dwellings (2011 - 2036). This was informed by the PUSH report 'Objectively Assessed Need for Housing' (2016), and by an assessment of the appropriate strategic spatial distribution of housing based on the 'urban areas first' approach, transport, infrastructure and environmental factors. www.push.gov.uk

Summary of response to Issues and Options consultation

Please see below a summary of the responses to our Issues and Options consultation;

Comments on larger scales development options:

- Mixed response to spatial strategy Option A which sought to spread new development across a number of extensions to settlements.
- Significant concerns raised by majority of respondents to Option B and C which sought views on concept of expanding Fair Oak and Bishopstoke to the north/north-east with related development in Allbrook village.
- Mixed response to Options D and E which sought views on the merits of expanding Bishopstoke to the south and West End to the north of the M27.
- Broad support for Option F which explored the potential for expanding Hedge End to the east and Botley to the north.
- Significant concerns raised regarding development of Option G at Hamble Airfield, particularly regarding traffic.
- Strong support for Option H development at Eastleigh River Side, with some suggesting housing development rather than employment.
- Substantial concerns about transport, in particular traffic congestion generally, and the impact of new roads on the landscape and the environment.
- Specific concerns regarding potential new road schemes.

Other issues that were raised as part of the consultation included transport and traffic, sustainability, housing, community facilities, strategic issues and constraints employment needs, retail need, housing densities and standards, drainage, the environment and public consultation.

The latest Cabinet report sets out the Council's initial response to these issues; ow.ly/GRdi30cjyWo

The range of issues and options, documents and accompanying evidence can be viewed at www.eastleigh.gov.uk/lp36

Latest update

We are currently working with a number of external agencies who are carrying out investigations and studies into key issues including transport, sustainability and nature conservation. We will continue this work to shape the content of the Local Plan.

In December 2016, the Council re-affirmed its commitment to undertake further work on the Council's preferred options. Significant work has been undertaken since then, and the meeting on 20 July gives the Council the opportunity to consider progress that has been made on the preferred options for its Local Plan.

Communities will have their chance to comment on future proposals as part of a full consultation process before the plan is submitted to government.

Keep up-to date with progress on the Local Plan

This will be the last paper copy update on the local plan. We propose to provide all future updates by email. However, paper copies will be available on request.

If you would like to keep up-to-date with progress on the Local Plan by email, simply contact us at localplan@eastleigh.gov.uk and request to receive updates.

For more details about our Local Plan visit www.eastleigh.gov.uk/localplan

