

## Eastleigh Borough Local Plan 2011-2036 Issues and Options document, appraisals and assessments

Consultation 23 December 2015 – 17 February 2016

For EBC use only

Respondent no:

Representation  
no:

### Consultation form

***Please use a separate form for each document you wish to comment on.***

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#### Which document do you wish to comment on?

- Issues and Options document**
- Sustainability Appraisal Report**
- Habitats Regulations Assessment**
- Eastleigh Strategic Transport Study**
- Other evidence base document (please specify) .....**

#### Who is making this representation?

Name: Hampshire County Council  
Address: 1<sup>st</sup> Floor, EII Court West, The Castle, Winchester. Hants. SO23 8UD  
E-mail: [pete.errington@hants.gov.uk](mailto:pete.errington@hants.gov.uk) Telephone: 01962 846766

#### Agent (if any)

Name: Pete Errington. Planning Policy Manager  
Address: As above  
E-mail: As above Telephone: As above

#### What do you wish to comment on?

*Please give the question or paragraph number from the document*

Question/paragraph no: Paragraphs 3.1 and 3.2

#### What are your views/comments?

*Please explain your views/comments, including any change or additions you would like to see (continue overleaf/attach further sheets if necessary)*

#### Corporate Themes

Hampshire County Council Countryside Service supports the foundation of the three Corporate Themes of **Green Borough, Healthy Community and Prosperous Place**, as outlined on page 10 of the Issues and Options document. These fit well with the objectives of the Hampshire Countryside Access Plan 2015-25, which forms the Rights of Way Improvement Plan (ROWIP) for Hampshire. This document

defines the Countryside Service's strategic approach to improving access to the countryside within Hampshire. On that basis, it would be good to see the Countryside Access Plan referenced within the emerging Eastleigh Local Plan.

The County Council would welcome a stronger emphasis on how investment in green infrastructure can complement these themes, with specific reference to the existing Rights of Way network. Appropriate investment in Rights of Way would both improve access to local green space and provide for sustainable transport, while contributing to the 'Healthy Community' theme through a more active population and to 'Prosperous Place' by improving access to and around local business.

The County Council suggests that on this basis Rights of Way should be included within the **Key Issues** (paragraph 3.1)

### **Key Development Constraints**

The National Planning Policy Framework requires (paragraph 75) that "Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails."

Issues identified in the local area Countryside Access Plans for the Solent and Forest of Bere (which between them cover the Borough of Eastleigh) include:

- Fragmentation of the existing RoW network
- An undersupply of bridleways and byways
- Insufficient off-road links between population centres and the countryside

It is therefore a particular concern that planning policy within this part of Hampshire should take full account of NPPF requirements to protect the existing network, and identify every opportunity for improving it. For this reason the County Council would expect to see Rights of Way included within para **3.2 Key Development Constraints**.

### **Neighbourhood Planning**

Finally on this point, the County Council welcomes and supports the reference to local Neighbourhood Plans and strongly recommends work undertaken to improve access and local green space be done in full consultation with affected communities.

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Question/paragraph no: Spatial Strategy Options – implications for Minerals & Waste Safeguarding in the context of the adopted Hampshire Minerals & Waste Local Plan.

**What are your views/comments?***Please explain your views/comments, including any change or additions you would like to see (continue overleaf/attach further sheets if necessary)***Option A – Extensions to settlements**

- Part of Spatial Strategy Option A Fair Oak Household Waste Recycling Centre (HWRC), a facility safeguarded through **Policy 26: Safeguarding – Waste infrastructure** of the adopted Hampshire Minerals & Waste Local Plan (HMWP) (2013). The safeguarding of this facility should be addressed as part of any consideration of development in this area, since nearby development

proposals may have potential to encroach and prejudice or jeopardise existing operations. Development proposals near to this site would therefore likely require mitigation measures to be integrated within developments proposed near to the site. The allocation of further housing provision in this area is likely to put additional pressure on existing waste management facilities and may require the provision of additional waste management facilities.

### **Option B – Expansion of Fair Oak and Bishopstoke to the north/north-east with related development in Allbrook village**

- Part of the broad area covered by this spatial option overlies deposits of Soft Sand. These deposits are safeguarded through **Policy 15: Safeguarding – mineral resources** of the adopted HWMP (2013). This policy serves to prevent the unnecessary sterilisation of viable economic minerals and encourages their recovery prior to development. The County Council advises that any potential developer is encouraged to engage with the minerals and waste planning authority (Hampshire County Council) regarding minerals and waste planning issues at the earliest opportunity. Further information to be considered regarding mineral safeguarding is provided within the Minerals and Waste Safeguarding in Hampshire Supplementary Planning Document (SPD).
- Part of the Broad area covered by this spatial option overlies Fair Oak HWRC, a facility safeguarded through **Policy 26: Safeguarding – Waste infrastructure** of the adopted HMWP (2013). The safeguarded Fair Oak HWRC should be addressed as a development consideration, since nearby development proposals may have the potential to encroach and prejudice or jeopardise existing operations. Development proposals near to this site would therefore likely require mitigation measures to be integrated within developments proposed near to the site. The allocation of further housing provision is likely to put additional pressure on existing waste management facilities and may require the provision of additional waste management facilities.

### **Option C – Expansion of Fair Oak to the east and north**

- Part of the Broad area covered by this spatial option overlies Fair Oak HWRC, a facility safeguarded through **Policy 26: Safeguarding – Waste infrastructure** of the adopted HMWP (2013). The safeguarded Fair Oak HWRC should be addressed as a development consideration, since nearby development proposals may have the potential to encroach and prejudice or jeopardise existing operations. Development proposals near to this site would therefore likely require mitigation measures to be integrated within developments proposed near to the site. The allocation of further housing provision is likely to put additional pressure on existing waste management facilities and may require the provision of additional waste management facilities.

- Part of the broad area covered by this spatial option overlies deposits of Soft Sand. These deposits are safeguarded through **Policy 15: Safeguarding – mineral resources** of the adopted HMWP (2013). This policy serves to prevent the unnecessary sterilisation of viable economic minerals and encourages their recovery prior to development. The County Council advises that any potential developer is encouraged to engage with the minerals and waste planning authority (Hampshire County Council) regarding minerals and waste planning issues at the earliest opportunity. Further information to be considered regarding mineral safeguarding is provided within the Minerals and Waste Safeguarding in Hampshire Supplementary Planning Document (SPD).

## **Option D – Expansion of Bishopstoke to the south and Horton Heath to the west**

- The potential allocation of further housing in this area is likely to put additional pressure on existing waste management facilities and may encourage the need for further waste management facilities. The requirements of the adopted HMWP should be addressed when considered more detailed proposals for development in this area.

## **Option E – Extension of West End to the north of the M27**

- The potential allocation of further housing in this area is likely to put additional pressure on existing waste management facilities and may encourage the need for further waste management facilities. The requirements of the adopted HMWP should be addressed when considered more detailed proposals for development in this area.

## **Option F – Extending Hedge End to the north-east and Botley to the north**

- Part of the broad area covered by this spatial option overlies deposits of Soft Sand. These deposits are safeguarded through **Policy 15: Safeguarding – mineral resources** of the adopted HMWP (2013). This policy serves to prevent the unnecessary sterilisation of viable economic minerals and encourages their recovery prior to development. The County Council advises that any potential developer is encouraged to engage with the minerals and waste planning authority (Hampshire County Council) regarding minerals and waste planning issues at the earliest opportunity. Further information to be considered regarding mineral safeguarding is provided within the Minerals and Waste Safeguarding in Hampshire Supplementary Planning Document (SPD).
- The area also lies within close proximity to Botley Rail Aggregates Terminal which is safeguarded through **Policy 16: Safeguarding – mineral infrastructure** of the adopted HMWP (2013). This facility plays an important role in importing aggregate not indigenous to Hampshire, particularly hard/crushed rock such as granite and limestone for use in construction. Botley Rail Aggregates Terminal is therefore vital to the delivery of **Policy 17: Aggregate supply – capacity and source** in providing Hampshire with a

minimum supply of 1.0mtpa of limestone from surrounding areas. If this option is to be pursued in further stages of the local plan preparation process, given the significance of this facility and its contribution to aggregate supply to Hampshire, serious consideration should be given to the impacts on this facility along with the need for mitigation measures.

### Option G – Hamble Airfield

- The broad area covered by this spatial option encompasses Hamble Airfield. As recognised in the consultation document, this site is an allocated site within the adopted HMWP (2013) and plays an important role in providing an adequate landbank of sand and gravel reserves as addressed through **Policy 20: Local land-won aggregates** (Appendix A – Site allocations). Hamble airfield is also safeguarded through **Policy 16: Safeguarding – minerals infrastructure** (Appendix B – List of Safeguarded minerals and waste sites). These allocations must be fully taken into account by the Borough Council when considering potential future development in this area.

### Option H – Redevelopment of Eastleigh River Side for employment uses

- The broad area covered by the spatial option lies adjacent to Chickenhall Wastewater Treatment Works (WTW). This facility is safeguarded through **Policy 26: Safeguarding – waste infrastructure** of the adopted HMWP (2013) due to its operational capacity and strategic value. Nearby development proposals may have potential to encroach and prejudice or jeopardise existing operations. Development proposals near to this site would therefore likely require mitigation measures to avoid conflict between the operation of the site and potential occupiers of new housing in the vicinity. The allocation of additional housing in this area is likely to put additional pressure on existing waste management facilities and may require the provision of additional waste management facilities.
- The area also lies within close proximity to Eastleigh Railway Aggregates Terminal and Distribution Centre which is safeguarded through **Policy 16: Safeguarding – mineral infrastructure** of the adopted HMWP (2013). This facility plays an important role in importing aggregate not indigenous to Hampshire, particularly hard/crushed rock such as granite and limestone for use in construction. Eastleigh Railway Aggregates Terminal is therefore vital to the delivery of **Policy 17: Aggregate supply – capacity and source** in providing Hampshire with a minimum supply of 1.0mtpa of limestone from surrounding areas. If this option is to be pursued in further stages of the local plan preparation process, given the significance of this facility and its contribution to aggregate supply to Hampshire, serious consideration should be given to the impacts on this facility along with the need for mitigation measures.
- The broad area covered by this spatial option overlies an area of safeguarded sand and gravel resource as addressed through **Policy 15: Safeguarding – mineral resources** of the adopted HWMP (2013). This policy serves to prevent the unnecessary sterilisation of viable economic minerals and

encourages their recovery prior to development. The County Council advises that any potential developer is encouraged to engage with the minerals and waste planning authority (Hampshire County Council) regarding minerals and waste planning issues at the earliest opportunity. Further information to be considered regarding mineral safeguarding is provided within the Minerals and Waste Safeguarding in Hampshire SPD.

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Name: Pete Errington. Planning Policy Manager  
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**What do you wish to comment on?***Please give the question or paragraph number from the document*

Question/paragraph no: Paragraph 7.3

**What are your views/comments?***Please explain your views/comments, including any change or additions you would like to see (continue overleaf/attach further sheets if necessary)*

The County Council welcomes the acknowledgement under section 7.3 that Eastleigh's countryside is underlain with mineral deposits. However, the County Council would like to take this opportunity to draw the Borough Council's attention to the Minerals and Waste Safeguarding in Hampshire SPD in the event that future development proposals are brought forward within the borough which may need to be accompanied by investigative mineral exploratory reports and may require the

recovery of viable minerals prior to development in accordance with **Policy 15: Safeguarding – mineral resources** of the adopted HWMP.

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Question/paragraph no: Q27

**What are your views/comments?***Please explain your views/comments, including any change or additions you would like to see (continue overleaf/attach further sheets if necessary)*

The HCC Environmental Project team agrees that Eastleigh Borough Council (EBC) should maintain the separate requirement for 15% reduction of total predicted emissions from new homes. This policy would support the aim for EBC to be an exemplar for high sustainability standards and also support the national and local commitment to reducing carbon emissions. The NPPF states that local planning authorities should plan for new development in locations and ways which reduce greenhouse gas emissions.

The HCC Environmental Project team would support the continued implementation of the BREEAM 'excellent' standards for developments of over 100 dwellings and also encourage the application of this to mixed use schemes. As above, this would support the aim for EBC to set an example of a borough with high sustainability standards and also support the national and local commitment to reducing carbon emissions. The NPPF states that local planning authorities should plan for new development in locations and ways which reduce greenhouse gas emissions.

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**What do you wish to comment on?***Please give the question or paragraph number from the document*

Question/paragraph no: Q28 / Paragraph 7.34

**What are your views/comments?***Please explain your views/comments, including any change or additions you would like to see (continue overleaf/attach further sheets if necessary)*

The County Council encourages and supports work on reducing carbon emissions across Hampshire through its current Energy Strategy and also through the shared commitments of Hampshire Climate Local, which both Hampshire County Council and Eastleigh Borough Council are signed up to. The approaches above will contribute to our joint commitment to encourage and support communities to reduce their carbon emissions through adopting energy efficiency and renewables.

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Question/paragraph no: Question 33 - Environmental Quality

**What are your views/comments?***Please explain your views/comments, including any change or additions you would like to see (continue overleaf/attach further sheets if necessary)*

Sustainable Urban Drainage Systems

Para 7.53 (page 71) states "Legislation introduced in April 2015 requires SUDs for all new housing schemes of more than 10 dwellings as well as commercial and industrial developments where floorspace is over 1000m<sup>2</sup>. **SUDs applications meeting these criteria must be approved by Hampshire County Council as the Lead Local Flood Authority.**"

The second sentence is incorrect. As the Lead Local Flood Authority (LLFA) Hampshire County Council is a statutory consultee for Surface Water Drainage on applications for major development. This new role requires Hampshire County Council to be consulted on these developments when a planning application is received by the Local Planning Authority.

As a statutory consultee the County Council is not responsible for determining planning applications or commenting on issues that do not fall within our remit. Accordingly, the Borough Council is advised to delete the second sentence.

In regard to Options Environmental Quality (Sustainable Urban Drainage Systems) and Q33, three options are presented for consideration:

- Use national standards.
- Require SUDS to be considered for all new developments.
- Develop local standards which ensure SUDS provide multiple benefits including safeguarding water quality.

In relation to SUDs being considered for all new development, the government requirement in the NPPF that ***all new development in areas at risk of flooding should give priority to the use of sustainable drainage systems*** continues to apply, and should be read in conjunction with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Standards - Defra published non-statutory technical standards for sustainable drainage systems on 23 March 2015, to be used with the National Planning Policy Framework and Planning Practice Guidance. Nevertheless, these can be augmented by local standards.

In September 2013 *Water. People. Places - a guide for master planning sustainable drainage* was published by a partnership of LLFAs of the South East of England (SE7) including Hampshire County Council. This guidance outlines the process for integrating sustainable drainage systems into the master planning of large and small developments. When considering surface water drainage within new developments in Hampshire, it is recommended that reference is made to this document.

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Question/paragraph no: Eastleigh Strategic Transport Study

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Officers of Hampshire County Council's Strategic Transport Team have been involved in the preparation of the interim Eastleigh Strategic Transport Study (ESTS) for Eastleigh Borough Council. The interim report is a supporting document in the consultation of the issues and options report identifying sites to accommodate planned growth to be delivered in the period up to 2036.

The interim ESTS provides an overview of the likely transport issues associated with indicated potential new development areas. It presents and analyses some initial transport infrastructure options, to address existing and projected strategic transport issues and highlights the need for multi-modal strategic transport infrastructure at key junctions, corridors and congestion hotspots.

The County Council will continue to work collaboratively with Eastleigh Borough Council to support sustainable, deliverable development within the plan period.

Once the outcome of the consultation is known, further collaborative work will be required to amend and update the transport study and make clear recommendations to support multi-modal journeys from the chosen development sites.

Turning to the specific matter of the Botley Bypass, if the County Council's Executive Member for Economy, Transport and Environment confirms the alignment of the Botley Bypass safeguarded route on 21 March 2016, the County Council as Highway Authority will seek to progress the necessary technical design and development work for the bypass. The County Council will also seek funding opportunities to support the early delivery of the bypass in order to help accelerate development in the wider area.

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Question/paragraph no: Pages 35-39 of the Sustainability Appraisal Scoping Report

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- 1) The Sustainability Appraisal Scoping Report – June 2015  
Pages 35 – 39 Health Section

The County Council as Public Health Authority wishes to highlight that there is more up to date data on health areas available on the local Eastleigh Health Profiles 2015 – the links is:

<http://www.apho.org.uk/resource/view.aspx?RID=50215&SEARCH=Eastleigh&SPEAR=>

2) The Sustainability Appraisal Scoping Report – June 2015

Pages 35 – 39 Health Section

Similarly, the County Council wishes to point out that the Index of Multiple Deprivation data is out of date – there is now an IMD 2015 – the link is:

<https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>

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