

**Eastleigh Borough Council Local Plan Examination**

**Actions Requested by the Inspector**

<u>Action Number</u>	<u>Matter and Date Requested</u>	<u>Task</u>	<u>Output</u>	<u>Completed by</u>	<u>Date published</u>	<u>Examination Document Number</u>
		<b>General</b>				
A		Produce updated schedule of proposed main modifications. (In addition to the potential modifications listed below, this will also include modifications arising from the Inspector’s post hearing letter of April 2020, and modifications identified in statements of common ground unless advised otherwise by the Inspector).	Other action	EBC		
B		Update the SA to reflect A	Other action	EBC		
C		Add glossary.	Potential Modification	EBC		
D		General – make it clear where supporting text for each policy starts and ends; and the difference between the introduction to a section and the supporting text to a policy	Potential Modification	EBC		
E		Ensure consistent approach to policy criteria numbering	Potential Modification	EBC		

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F		Ensure illustrative inset maps are included in the plan document for all site allocations	Potential Modification			
		<b>Matter 1</b>				
1.1	1, 21 <sup>st</sup> Nov	Check consistency between policies map and inset map – particularly figures 5 and 6.	Potential Modification	EBC		
1.2	1, 21 <sup>st</sup> Nov	Clarify notification of reg 19 extension (re website).	Other Action	EBC		
		<b>Matter 2</b>				
2.1	2, 22 <sup>nd</sup> Nov	Modifications are currently proposed in the Biodiversity statement of common ground (ED47) to add supporting text to provide further information on mitigation. To consider further whether this is needed for soundness given that MM100 and ED47 already include in policy DM11 that mitigation is required at the appropriate time. Consider whether MM100 should refer to the requirement for project level HRA. (These points are understood to be subject to further discussion at the hearings regarding policy DM11).	Potential Modification	EBC		

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2.2	2, 21 <sup>st</sup> Nov	Provide Chief Executive's delegated 'sign off' report for regulation 19 consultation (June 2018).	Other Action	EBC	22 <sup>nd</sup> Nov	
2.3	2, 21 <sup>st</sup> Nov	Provide Council report of December 2016.	Other Action	EBC	22 <sup>nd</sup> Nov	
2.6	2, 22 <sup>nd</sup> Nov	Statement of Common Ground on Biodiversity Appendix 3 Addendum to HRA should be integrated into any proposed modifications HRA.	Other Action	EBC		
2.7	2, 22 <sup>nd</sup> Nov	Confirm any information on timescale for New Forest Mitigation Strategy	Other Action	EBC		
2.8	2, 22 <sup>nd</sup> Nov	Provide Holohan Legal judgment.	Other Action	EBC	22 <sup>nd</sup> Nov	

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2.9	2, 21 <sup>st</sup> Nov	Council to provide response to legal Opinions/Notes from: - ADD; Persimmon.	Other Action	EBC	28 <sup>th</sup> Jan	
2.10	2, 21 <sup>st</sup> Nov	Confirm when Employment Land Background Paper (June 2018) was first published.	Other Action	EBC		
2.11	2, 21 <sup>st</sup> Nov	ADD to provide note of who is included in the organisation	Other Action	ADD	27 <sup>th</sup> Nov	
		<b>Matter 3</b>				
3.1	3, 26 <sup>th</sup> Nov	Policy S1 modifications - add definition of sequestration to policy - consider whether reference to reducing “long” distances is correct in light of sustainability objectives / NPPF - consider whether to change “maximise” density to “optimise” density.	Potential Modification	EBC		
3.2	3, 26 <sup>th</sup> Nov	Paragraph 3.7	Potential Modification	EBC		

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		- needs to be consistent with para 4.6 in terms of settlement hierarchy being a main consideration (not just 'could be').				
3.4	3, 26 <sup>th</sup> Nov	Include all the points from the Development Distribution Strategy Principles in the Plan – including the first 4 points.	Potential Modification	EBC		
3.5	3, 26 <sup>th</sup> Nov	Ensure the status of the PUSH Spatial Position Statement is described correctly – a non-statutory document which provides evidence of meeting the statutory duty to co-operate.	Potential Modification	EBC		
3.6	3, 26 <sup>th</sup> Nov	Policy S2 - use more precise wording (e.g. not "approximately") -relocate West of Horton Heath under criterion iii.	Potential Modification	EBC		
3.7	3, 26 <sup>th</sup> Nov	Provide more data on travel to work destinations from individual parts of the Borough.	Other Action	EBC		
3.8	3, 26 <sup>th</sup> Nov	Update the analysis of small and medium greenfield sites in HOU018 and HOU019	Other Action	EBC		

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		in relation to the sustainability appraisal to be consistent with the information in Appendix 7 of HOU11 (The information in Appendix 7 will be reworked to include all sites in HOU11, 18 and 19, focussing on the highest and lowest scoring sites).				
3.9	3, 26 <sup>th</sup> Nov	Adjust the countryside gap appraisal of the HOU19 sites to ensure consistency with HOU11 appraisal (i.e. remove the extra criterion in the appraisal).	Other Action	EBC		
3.10	3, 26 <sup>th</sup> Nov	On the site HE1 map which appears on page 207 show also the countryside gap designation.	Other Action	EBC	7 Jan	
3.11	3, 26 <sup>th</sup> Nov	Provide email to which Highways England responded in DEL009.	Other Action	EBC		
<b>Matter 4</b>						
4.1	4, 27 <sup>th</sup> Nov	EBC to review base date of plan and consistency of approach throughout Plan, consider implications of the approach if it is not consistent	Potential Modification	EBC		
4.2	4, 28 <sup>th</sup> Nov	Place PUSH Joint Committee Report – 14 <sup>th</sup> October 2019 in library.	Other Action	EBC		

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4.3	4, 27 <sup>th</sup> Nov	Update HOU006 to align with the Council's latest OAN, as per the Inspectors letter of April 2020.	Other Action	EBC		
4.4	4, 27 <sup>th</sup> Nov	Consider need to introduce a Policy or supporting text on 5YS in the local plan.	Potential Modification	EBC		
4.5	4, 27 <sup>th</sup> Nov	Consider need for a further Mod to S2 or S3 to make the numbers consistent (one currently adds to 13,166 and the other to 13,485 (which simply reflects that 13,166 is the residual requirement but 13,485 is the Council's anticipated supply – residual requirement + surplus).	Potential Modification	EBC		
4.6	4, 27 <sup>th</sup> Nov	Consider whether the current proposed modifications to policy S3 (including references to infrastructure) are necessary for soundness.	Potential Modification	EBC		
4.7	4, 27 <sup>th</sup> Nov	Amend policy S3 so that it presents Pembers Hill Farm correctly (as is already the case in the housing trajectory).	Potential Modification	EBC		
4.8	4, 28 <sup>th</sup> Nov	Delete the category of "carried forward allocations" from the housing trajectory and re-allocate sites to other	Other Action	EBC		

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		components of supply or delete them if undeliverable as appropriate.				
4.9	4, 27 <sup>th</sup> Nov	Redo tables 18 & 22 of the Trajectory (HOU021) to reflect the new GL Hearn 5YS numbers agreed in ED61B.	Other Action	EBC		
4.10	4, 27 <sup>th</sup> Nov	Clarify the missing 40 dwellings in the allocations between the submitted plan and the updated figures.	Other Action	EBC		
4.11	4, 27 <sup>th</sup> Nov	Consider the appropriate base date for the Plan	Potential Modification	EBC		
4.12	4, 28 <sup>th</sup> Nov	Produce a table to demonstrate that the shortfall from 2011 to 2016 or 2018 can be delivered in the next 5 years rather than the overall plan period (Sedgefield v Liverpool methods).	Other Action	EBC		
4.13	4, 27 <sup>th</sup> Nov	Confirm how SA has dealt with employment as set out in policy S2.	Other Action	EBC		
<b>Matter 5</b>						
	5, Inspector's Post Hearing Letter	Delete policies S5 and S6 (SGO and link road) and all consequential references through the Plan.	Potential Modification	EBC		



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5.1	5, 4 <sup>th</sup> Dec	Ensure all employment allocations refer to the sequential approach for offices.	Potential Modification	EBC		
		<b>Matter 8</b>				
8.1	5, 5 <sup>th</sup> Dec	<p>Comprehensively address settlement gap issues as set out within the Inspector’s post hearing letter of April 2020</p> <p>Reconsider the wording of policy S8 (countryside gaps) with reference to the suggested policy in the countryside gap background paper and para 7 of the Council’s hearing statement.</p> <p>In addition, ensure wording recognises the gap is between all the relevant settlements.</p> <p>(Also a number of terms used in policy or supporting text for policy S8 need careful definition in the Glossary).</p>	Potential Modification	EBC		
8.2	5, 5 <sup>th</sup> Dec	Illustrative map should show all countryside gaps.	Potential Modification	EBC		

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8.3	5, 5 <sup>th</sup> Dec	Policy S7 – reconsider “presumption against”.	Potential Modification	EBC		
8.4	5, 5 <sup>th</sup> Dec	Re-wording from “countryside gap” to “settlement gap” – ensure this is applied consistently in policy and supporting text.	Potential Modification	EBC		
8.5	5, 5 <sup>th</sup> Dec	Botley Parish Council to provide maps for 3 areas they consider should be in countryside gaps (DM24 housing site Sovereign Drive; east of Brook Lane and east of site Bo1, Maddoxford Lane). Botley Parish Council to confirm this was raised in their ‘regulation 19’ representation (Summer 2018).  EBC to consider further.	Other Action	Botley Parish Council  EBC		
<b>Matter 6</b>						
6.1	6, 8 <sup>th</sup> January	Improve the clarity of policy S12 -expand the pre-amble to set out transport aims (e.g. sustainable modes) -re-order criteria to put sustainable modes first -set out more clearly what is met by the criteria, for example criterion vi -refer to schemes in consistent and clear manner, e.g. Bishopstoke Road corridor and Hamble Lane corridor	Potential Modification	EBC		

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		- -clearer cross references to specific paragraphs -take out reference to committed schemes (e.g. South of Chestnut Avenue				
6.2	6, 8 <sup>th</sup> January	Policy S13 – add a reference to safeguarding public rights of way (incorporating into development design)	Potential Modification	EBC		
6.3	6, 8 <sup>th</sup> January	Policy E6c, and more generally through policies – use the same terminology for the Chickenhall Lane Link Road	Potential Modification	EBC		
6.4	6, 8 <sup>th</sup> January	Update the Infrastructure Delivery Plan to refer to the Transforming Cities Fund Bid and clearly cross reference to policy S12 schemes	Other Action	EBC		
6.5	6, 8 <sup>th</sup> January	Provide further evidence on the need for and deliverability of the Chickenhall Lane Link Road (CLLR), as set out in the Inspector’s letter of April 2020, specifically at paragraph 54 and more generally taking account of the points in paragraphs 48 – 55.	Other Action	EBC		

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6.6	6, 8 <sup>th</sup> January	Clarify the approach the Council wishes to take regarding the CLLR in the light of action 6.5	Other Action	EBC		
		<b>Matter 7</b>				
7.1	7, 9 <sup>th</sup> January	Delete policy DM24 and include any outstanding sites as separate site allocations -ensure new site allocations worded / presented consistently (e.g. with maps) -delete cross references to policy DM24 through the plan (e.g. at para. 5.176)	Potential Modification	EBC		
7.2	7, 9 <sup>th</sup> January	Policy DM26 – housing mix -include a reference to considering the nature of the site in informing the appropriate housing mix	Potential Modification	EBC		
7.3	7, 9 <sup>th</sup> January	Policy DM31 – mobility standards -express the 80% figure as a target rather than a requirement, to allow some flexibility regarding site characteristics -M4(3) – include within the policy the reference to the higher standard only being required for housing where the local authority is responsible for the allocation or nomination of the person living there (i.e. affordable housing)	Potential Modification	EBC		

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		-paragraph 5.36 – delete reference to the London Plan Note – Inspector is also requesting an update to the affordable housing study in relation to objectively assessed need, which may affect the 80% figure)				
7.4	7, 9 <sup>th</sup> January	Regarding Hou13: -section 6, provide an update as to whether the other plans are now adopted, and the outcome regarding the policy (excluding the London Plan) -provide more up to date evidence on whether or not development in the Borough is currently meeting the standards	Other Action	EBC		
		<b>Matter 9</b>				
9.1	9, 9 <sup>th</sup> January	Policy DM11 – biodiversity: -restructure overall policy in-order of hierarchy of designations -re-order individual criteria to achieve consistent approach (e.g. refer to principle of avoiding adverse impacts first) -include the paragraph regarding ancient woodland as part of another criterion	Potential Modification	EBC		

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		-regarding the River Itchen SAC criterion, refer to “qualifying species” -improve clarity of numbering				
9.2	9, 9 <sup>th</sup> January	Policy DM11 supporting text -review the supporting text from paragraph 5.60 onwards to ensure it appropriately explains the policy, and re-order as appropriate -do not include the following in the proposed modifications: the table of mitigation measures; the insertion at paragraph 5.59	Potential Modification	EBC		
<b>Matter 10</b>						
10.1	10, 14 <sup>th</sup> January	Policy S4: Criterion i should cover sites E6, E7 and E9. Criterion iii – delete reference to Botley, Bursledon, Fair Oak and West End Clarify that office development will be focussed on centres first only when a site is available. The policy should ensure it clearly cross references all sites (including specific paragraph numbers).	Potential Modification	EBC		

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10.2	10, 14 <sup>th</sup> January	Site allocations for employment should include the quantum of employment proposed	Potential Modification	EBC		
10.3	10, 14 <sup>th</sup> January	Policy S2: reduce the overall office target to reflect the latest objectively assessed need for 80,000 sq m as set out in ECON002. Update the office targets.	Potential Modification	EBC		
10.4	10, 14 <sup>th</sup> January	Insert an employment trajectory table into the supporting text. This would be the Table 1 summary in ECON008 – 3 <sup>rd</sup> column and an updated version of the 4 <sup>th</sup> column (office target).	Potential Modification	EBC		
10.5	10, 14 <sup>th</sup> January	Use paragraph 5.94 to further explain the approach to “other employment uses” set out in policy DM15	Potential Modification	EBC		
10.6	10, 14 <sup>th</sup> January	Provide a table setting out the Eastleigh SAEG employment sites and floor space provision	Other Action	EBC		
10.7	10, 14 <sup>th</sup> January	Provide a plan and brief description of the airport runway extension planning application	Other Action	EBC		
	<b>Matter 11</b>					

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11.1	11, 15 <sup>th</sup> January	Include in the supporting text to policy DM21 a table setting out overall convenience and comparison retail needs in time bands, as per the RTC002 Table 1, and provide associated explanation / context for the figures.	Potential Modification	EBC		
11.2	11, 15 <sup>th</sup> January	Paragraph 5.109 – the explanation that provision can come forward at an early stage should be confined to local centres with planning permission	Potential Modification	EBC		
11.3	11, 15 <sup>th</sup> January	Policy E3 – explanatory text should come after the policy	Potential Modification	EBC		
11.4	11, 15 <sup>th</sup> January	Amend policy DM22 so that proposals which have met policy E3 do not also need to meet DM22.	Potential Modification	EBC		
11.5	11, 15 <sup>th</sup> January	Policy DM22 – provide explanatory text to explain how ‘negative impact’ will be judged and what an effective marketing period is.	Potential Modification	EBC		
11.6	11, 15 <sup>th</sup> January	At present the Plan does not meet comparison needs to 2027. LPA to review town centre boundary and provide a paper to consider whether Eastleigh	Potential Modification	EBC		



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		town centre boundary should be extended with reference to the urban renaissance quarter and/or Barton Park				
11.7	11, 15 <sup>th</sup> January	Consider whether proportionate further evidence can be provided on whether vacancies can meet some of the outstanding retail needs, focussing on vacancies in Eastleigh, Hedge End and Chandler's Ford centres.	Other Action	EBC		
	<b>Matter 12</b>					
12.1	12, 15 <sup>th</sup> January	<p>Policy DM2</p> <ul style="list-style-type: none"> <li>-amend so that BREEAM does not apply to residential (criteria b and c) (and para. 5.16)</li> <li>-criterion c – delete proposed modification regarding master planning / outline planning stage</li> <li>-criterion c – delete and rephrase “must”, needs to be more flexible</li> <li>-criterion c – reconsider whether requiring “post occupancy evaluation studies” is appropriate and if so define</li> <li>-criterion h - delete</li> <li>-criterion i – confirm the 1% applies to the scheme</li> </ul>	Potential Modification	EBC		

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12.2	12, 15 <sup>th</sup> January	Para 5.14 – 5.24 – separate out which applies to DM2 and which applies to DM3	Potential Modification	EBC		
12.3	12, 15 <sup>th</sup> January	Paragraph 5.16 – delete the reference to a financial contribution	Potential modification	EBC		
12.4	12, 15 <sup>th</sup> January	Policy DM5 -provide some supporting text (including to explain what is meant by ‘natural flood management techniques’	Potential Modification	EBC		
12.5	12, 15 <sup>th</sup> January	Policy DM6 -criterion ii – re-order so this becomes criterion i and include a reference to the ‘latest’ CIRIA manual -criterion iii – include a different approach for brownfield – to reduce as far as possible -last paragraph – amend to “construction environment management plan” and to “before permission”	Potential Modification	EBC		
12.6	12, 15 <sup>th</sup> January	Amend para 5.32 and para 5.33 to tie into the policy; para 5.32 to start “To ensure no adverse effect on the integrity of designated sites....”; and delete reference to 10%	Potential Modification	EBC		

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12.7	12, 15 <sup>th</sup> January	Para 5.35 point 2 – add reference so that the run off is not into a designated site	Potential Modification	EBC		
12.8	12, 15 <sup>th</sup> January	Policy DM8 -criterion a – amend to “adversely” affected by	Potential Modification	EBC		
13.1	13, 16 <sup>th</sup> January	Check matter 13 statements reflect representations	Other Action	EBC	Completed	
13.2	13, 16 <sup>th</sup> January	Para 6.2.13 – delete reference to DM24	Potential Modification	EBC		
13.3	13, 16 <sup>th</sup> January	Policy BU7 – this is an allocation, so delete reference to ‘special policy area’ -specify the site area -delete the last paragraph “in the event that...”	Potential Modification	EBC		
13.4	13, 16 <sup>th</sup> January	Para 6.2.35 – this site has reduced so clarify whether part of it still falls within Bursledon	Potential Modification	EBC		

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13.5	13, 16 <sup>th</sup> January	New strategic policy on the historic environment – clarify that the conservation areas are ‘as designated on the policies map’	Potential Modification	EBC		
13.6	13, 16 <sup>th</sup> January	Policy BU8 – the Council will consider deletion of this policy	Potential Modification	EBC		
13.7	13, 16 <sup>th</sup> January	HA2 – the Council proposes to delete this policy	Potential Modification	EBC		
13.8	13, 28 <sup>th</sup> January	With regard to the table in HOU12a beneath para. 2.2, confirm the correct breakdown of site area bands	Other Action	EBC		
13.9	13, 28 <sup>th</sup> January	Policy FO3 -delete the countryside gap designation from within the site -increase to “approximately 119 dwellings”	Potential Modification	EBC		
13.10	13, 28 <sup>th</sup> January	Policy FO4 -amend supporting text to read Botley Road not Botley Lane	Potential Modification	EBC		
13.11	13, 28 <sup>th</sup> January	Policy HH1 -consider phasing of the link road to Bubb Lane	Potential Modification	EBC		

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		-criterion vi – clarify which settlement(s) the development should integrate with and provide links to -criterion xiv (regarding BREEAM) – delete				
13.12	13, 28 <sup>th</sup> January	Policy HE5, WE2, WE3 – confirm land ownership	Other Action	EBC		
13.13	13, 28 <sup>th</sup> January	Policy WE3 -confirm the extent of flood risk -include a criterion on flood risk in the policy as necessary	Potential Modification	EBC		
13.14	13, 28 <sup>th</sup> January	Policy WE4 -ensure the policy reflects the importance of the site to the Borough -revise policy to enable greater flexibility within the urban edge (for any not just outdoor sport and recreation; leisure use subject to sequential approaching and enhancing sporting facilities) -reconsider which criteria are needed and how they are phrased (e.g. criteria iii. high quality design; vi. Short-term car parking and landscaping) -reconsider precise site boundary -liaise with RB Sport and Leisure Holdings PLC regarding draft wording	Potential Modification	EBC		

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13.15	13, 28 <sup>th</sup> January	Policy BO1 - dwelling figures should be expressed as “at least” -criterion ix – consider whether more flexibility can be included to support on site waste water treatment, liaising with the Environment Agency and Southern Water	Potential Modification	EBC		
13.16	13, 28 <sup>th</sup> January	Policy BO2 -Include wording to support the provision of the Botley to Bishops Waltham bridleway project within the site, liaising with Hampshire County Council, the Ramblers Association and the Botley to Bishop’s Waltham Bridleway Project Working Group -Amend to reflect the outline planning permission for up to 375 dwellings -Delete criterion v (employment provision)	Potential Modification	EBC		
13.17	13, 28 <sup>th</sup> January	Paragraph 6.5.72 – confirm and amend as needed the position regarding GP and cemetery provision in Botley. With regard to cemetery provision, given that this paragraph states a need for more cemetery space but HE7 is deleted,	Potential Modification	EBC		

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		provide more information regarding the overall balance of cemetery need / provision in this part of the Borough				
13.18	13, 28 <sup>th</sup> January	Policy BO3 -increase dwelling capacity from 70 to 120 dwellings -amend site area -clarify that the country park is outside of the site allocation	Potential Modification	EBC		
13.20	13, 29 <sup>th</sup> January	Policy E1 -confirm site area	Other Action	EBC		
13.21	13, 29 <sup>th</sup> January	Policy E1 -include a policy criterion to support higher density development	Potential Modification	EBC		
13.22	13, 29 <sup>th</sup> January	Policy E4 -produce map which shows areas which have been developed, current SLAA sites and longer term areas for change	Potential Modification	EBC		
13.23	13, 29 <sup>th</sup> January	Policy E4 -review site boundaries in light of above map	Potential Modification	EBC		

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		-criterion i – review to allow greater than 3 storeys, taking cue from para.4 of the Council’s response -criterion iii b (50% residential) – delete criterion -include the grade II church clause as criterion v				
13.24	13, 29 <sup>th</sup> January	Policy E6 part I -confirm site area and provide site map	Other Action	EBC		
13.25	13, 29 <sup>th</sup> January	Policy E6 Criterion h – the reference to the public safety zone needs to add “as shown on the policies map” Para 6.4.34 – rephrase to clarify that Barton Road is not included within the site allocation	Potential Modification	EBC		
13.26	13, 29 <sup>th</sup> January	Policy E7 -delete the note at the end referring to policy E9	Potential Modification	EBC		
13.27	13, 29 <sup>th</sup> January	Policy E9 -ensure the policy wording and policies map are clear as to how different parts of the policy apply to the operational airport area and to the employment land	Potential Modification	EBC		



<u>Action Number</u>	<u>Matter and Date Requested</u>	<u>Task</u>	<u>Output</u>	<u>Completed by</u>	<u>Date published</u>	<u>Examination Document Number</u>
		-policies map: amend the reference "E9a,b,c,d" as there is no criterion d -support B1a office development subject to the sequential approach (subject to considering updated office target)				
13.28	13, 29 <sup>th</sup> January	Policy DM15 –clarify safeguarding is for existing and allocated employment sites	Potential Modification	EBC		
13.29		Policy CF2 -amend the boundary to reflect the area which has planning permission -define "noise sensitive uses" in the glossary	Potential Modification	EBC		
	<b>Matter 14</b>					
14.1	14, 29 <sup>th</sup> January	Appendix C: Monitoring Framework This section needs re-drafting focussing on the following principles: -significantly reduce the number of indicators by focussing on the key strategic development and environmental issues where planning decisions will have a direct effect	Potential Modification	EBC		

<u>Action Number</u>	<u>Matter and Date Requested</u>	<u>Task</u>	<u>Output</u>	<u>Completed by</u>	<u>Date published</u>	<u>Examination Document Number</u>
		<ul style="list-style-type: none"> <li>-target/direction: clarify which have a specific target and which are a general directions of travel</li> <li>-policy cross references: in general consider expanding to ensure all the most relevant strategic and development management policies are referenced (whilst recognising that for clarity/brevity it will not be possible to reference every policy)</li> <li>-check grammar / clarity in general</li> </ul>				
14.2	14, 29 <sup>th</sup> January	<p>Objective vii – protecting and enhancing biodiversity</p> <p>Regarding monitoring the effects of the Plan on the biodiversity designations, consider the proposed modifications to the plan, including DM11, and ensure these are reflected in the monitoring section in a way which addresses the Inspector’s MIQ 14.2 and 14.3 (e.g. precision of and mechanisms for monitoring)</p>	Potential Modification	EBC		