

June 2018



Eastleigh Borough Local Plan

2016-2036



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interpretation of heritage assets (policies DM12);

- iv. outdoor recreation and open space (policies DM34 and DM35);
- v. allotments and community farms (policy DM34);
- vi. cemeteries (policy DM39); and
- vii. essential public utilities (policy DM9).

In permitting new development in the countryside the Borough Council will seek to:

- a. avoid adverse impacts on the rural, woodland, riparian or coastal character, the intrinsic character of the landscape including the avoidance of adverse landscape impacts on areas adjoining national parks and their settings, and on the biodiversity of the area;
- b. secure long-term beneficial management practices that will enhance the landscape and biodiversity of the countryside and coast; and
- c. avoid sterilisation of mineral resources, in accordance with the Hampshire Minerals and Waste Plan.

[Note: DM (development management) policies are in Chapter 5.]

Strategic policy S8, Protection of countryside gaps

In order to maintain the separate identity of settlements and separation from Southampton, countryside gaps are defined between:

- Eastleigh and Southampton;

- Eastleigh and Bishopstoke;
- the two new communities at the Strategic Growth Option*;
- the Strategic Growth Option and Colden Common*;
- the Strategic Growth Option and Lower Upham/Upham*;
- Fair Oak (including the Strategic Growth Option) and Horton Heath*;
- Botley and Boorley Green;
- Hedge End and Botley;
- Hedge End and Southampton;
- Hedge End and Horton Heath;
- Hedge End and Bursledon;
- Bursledon/Netley and Southampton;
- Bursledon and Hamble/Netley;
- Boyatt Wood and Otterbourne Hill;
- Boyatt Wood and Allbrook;

as set out in the key diagram and on the policies maps. *The precise boundaries of countryside gaps connected to the Strategic Growth Option will be determined following masterplanning.

In countryside gaps, development which physically or visually diminishes the gap, or has an urbanising effect detrimental to the openness of the gap, the character of the countryside or the separate identity of the adjoining settlements will not be permitted. Proposals for development within gaps will also be assessed against other relevant policies but will be resisted where this approach is not met.

4.52 Policies S7 and S8 restrict development in the countryside principally in order to maintain its rural character and to limit urbanisation. In accordance with the Hampshire Minerals and Waste Plan it also seeks to limit the sterilisation of mineral resources by new development.

4.53 Residential development includes houseboats, of which a number exist on the River Hamble estuary - any proposals to moor additional houseboats along the coast will be treated in the same way as proposals for new residential development in the countryside.

4.54 Please note that a number of sites in the countryside are covered by special policies in the Local Plan including policies for recreation facilities at the Ageas Bowl (policy WE4), the employment and travelling showpeople site at Netley Firs (policy HE5) and boatyards (policy DM20).

The coast

4.55 The Borough's coastline includes a frontage to Southampton Water between Netley and Hamble Point, and the western bank of the Hamble estuary up to Botley. Much of the Southampton Water frontage is accessible, with the Royal Victoria Country Park and Hamble Common extending to the shoreline. At Hamble and in the estuary of the Hamble river more of the coast is in private ownership, including the oil storage facility and other industries at Hamble, the commercial boatyards and marinas at Hamble and Bursledon, and private dwellings.

4.56 The character of the coastline ranges from low, crumbling cliffs at Netley to the open mudflats and marshes of the estuary and the more enclosed upper tidal reaches of the river Hamble, which is tidal as far north as Botley. There is some slow erosion of the cliffs at Netley which provides opportunities for the sandstone cliffs to be colonised by rare mining bee and wasp colonies. There is some risk of coastal inundation at Hamble, but the risks are relatively low and the areas affected are not of sufficient scale to warrant the identification of a Coastal Change Management Area²¹. There is a slow but progressive erosion of saltmarsh habitat along the tidal reaches of the Hamble and the Hamble Harbour Authority have undertaken initial studies to assess the feasibility of saltmarsh recharge. The Council would be keen to work in partnership with the Harbour Authority on a project if the project if the opportunity arises. The North Solent Shoreline Management Plan²² proposes no active intervention for the coastline or the Hamble estuary within this Borough, apart from in two areas; a small part of the frontage in Hamble village and some stabilisation of the cliffs at Netley with proposals to 'hold the line' along these frontages.

4.57 The Marine Management Organisation (MMO) operates within the terms of the Marine and Coastal Access Act (2009) and the Marine Policy Statement. It is responsible for the preparation of Marine Plans and Marine Licensing. The MMO is finalising a new marine plan for the Southern Inshore area of the coast

21 NPPF paragraphs 106-108
22 www.northsolentsmp.co.uk



which includes the coastline of Eastleigh Borough. Marine plan area boundaries extend up to the level of mean high water. The Marine Management Organisation require marine licences for activities involving a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence. As a result of the spatial overlap between the plans, regard will need to be given to this Local Plan as the marine plan is finalised.

4.58 The whole of the Borough's coast is of national and international importance for nature conservation, and is included in the Solent Maritime Special Area of Conservation and the Solent and Southampton Water Special Protection Area and Ramsar site nature conservation designations. In response to concerns of increased recreational pressure on birds within protected areas of the Solent as a result of the proposed development in south Hampshire, the Solent Recreation Mitigation Partnership (SRMP) was established. A mitigation strategy for PUSH local authorities is in place.

4.59 The River Hamble also has a long heritage of boatbuilding and other marine activity and is of considerable local and national significance for recreational sailing. Related to this are supporting commercial activities including boatyards and other marine-related enterprises. These make an important contribution to the economy of the Borough and of south Hampshire. Recreational sailing contributes significantly to the local economy as well as providing an important local amenity. The boatyards are also part of the Borough's marine heritage. The Council therefore considers it important

in principle to retain the existing boatyard sites in marine-related business uses.

4.60 Other forms of water-related recreation include coastal and riverside walks, fishing and other water sports. The coast and River Hamble are attractive in landscape terms and highly valued locally. Efforts are in progress to extend the proposed national coastal path along the River Hamble up to Bursledon Bridge.

4.61 On the River Hamble there is potential for conflict between protection of the international designation and the commercial and recreational activities on the river. Careful management is needed to achieve a balance between them. The River Hamble Harbour Authority (Hampshire County Council) manages the river, and has produced a Strategic Plan, Strategic Vision and a Business Plan²³.

4.62 The harbour authority for Southampton Water is Associated British Ports, which has responsibility for the provision and maintenance of harbour facilities (quays, wharves, piers etc.); navigational safety in the harbour, including maintenance dredging; the movement and berthing of ships; licensing construction of works in the harbour; and nature conservation and the prevention of pollution.

Strategic policy S9, The coast

The coast is defined as including:

- **the Hamble river estuary between Hamble Point Marina and Botley, extending to the Borough boundary in the centre of the river and around the Marina; and**
- **the coast of Southampton Water extending to mean low water.**