

2017-2018



# Annual Monitoring Report





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## GLOSSARY OF TERMS

**Annual Monitoring Report (AMR):** A report describing the characteristics of the authority's area and assessing the implementation and effectiveness of planning policies. The preparation of this AMR accords with Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 which includes the technical reference to the authority's monitoring report.

**Community Infrastructure Levy (CIL):** Is a levy that local authorities can choose to charge on new development. The charges are related to the size and type of the new development. The money collected can be spent on funding infrastructure which the Council has identified as being required. The Council has decided not to progress with a CIL Charging Schedule at this time and will make a final decision on whether to proceed with this once the emerging Local Plan (2016-2036) is adopted.

**Corporate Plan 2015-2025:** Eastleigh Borough Council's set of ten objectives (under four themes) indicating key priorities.

**Development Plan:** The Development Plan comprises the Development Plan Documents contained within the Local Development Framework (e.g. a Local Plan) and the Minerals and Waste Plan Local Plan (2013) produced jointly by Hampshire County Council, Portsmouth and Southampton City Councils and the New Forest and South Downs National Park Authorities.

**Development Plan Documents (DPD):** Planning documents that are subject to independent examination and form part of the overall Development Plan. For Eastleigh the Development Plan Documents formerly included the Local Plan Review (2001-2011). The saved policies of the Local Plan Review (2001-2011) will be replaced by a new Local Plan (2016-2036) in due course. Individual Development Plan Documents or parts of a DPD can be reviewed independently from other DPDs. Each authority must set out the programme for preparing its Development Plan Documents in the Local Development Scheme (LDS).

**Evidence Base:** A range of information to inform the preparation of the Local Development Framework.

**Hampshire Biodiversity Information Centre (HBIC):** The HBIC Partnership includes local authorities, government agencies, wildlife charities and biological recording groups.

**Infrastructure Delivery Plan (IDP):** The IDP which is regularly updated, forms part of the evidence base for the Local Plan and assesses infrastructure capacity and needs of the Borough. It also provides an overview of the way infrastructure is planned and the organisations involved in its delivery. It also looks at costs and the likely funding mechanisms for infrastructure, and forms

the basis for assessing contributions that would be sought to meet the needs of new development.

**Biodiversity Action Plan (BAP):** A working document that provides a framework for the maintenance and enhancement of the biodiversity of the Borough.

**Local Development Document (LDD):** The documents that set out planning policies and guidance for specific topics or for geographical areas – includes DPDs and SPDs.

**Local Development Scheme (LDS):** A public statement which sets out the Local Development Documents the Council will prepare for the Local Plan and sets out a timetable for their production.

**Local Plan Review (2001-2011):** The statutory plan for the Borough adopted in March 2006 which set out policies for controlling development and proposals for particular areas/sites. In November 2008, the Council submitted a list of proposed policies to be 'saved' to the Secretary of State.

**Local Plan (2016-2036):** This will replace the saved policies of the Local Plan Review (2001-2011) once adopted.

**National Planning Policy Framework (NPPF):** The revised National Planning Policy Framework (NPPF) was published on 24 July 2018<sup>1</sup>. This sets out the Government's planning policies for England and is the first revision of the NPPF since 2012.

**Neighbourhood Development Plan:** A plan (also known as a Neighbourhood Plan) prepared by a Parish Council or Neighbourhood Forum for a neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

**Net Floorspace:** Amount of gross floorspace gained minus any loss of floorspace.

**Partnership for Urban South Hampshire (PUSH):** PUSH is a partnership of the unitary authorities of Portsmouth, Southampton and Isle of Wight; Hampshire County Council and district authorities of Eastleigh, East Hampshire, Fareham, Gosport, Havant, New Forest, Test Valley and Winchester. It has been established to deliver sustainable, economy-led growth and regeneration in South Hampshire.

**Post Construction Design Review Assessments:** Evaluates the impact of larger housing, leisure, community and mixed use schemes on the Borough's built environment in terms of key design principles. These principles relate to issues such as accessibility; the development's integration with its surroundings; the use of building design and materials to create or respond to

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<sup>1</sup> Following a technical consultation on updates to national planning policy, some additional changes were made and published in an updated Framework on 19 February 2019.

local character; and practicalities such as residential amenity, waste/recycling storage and car parking.

**Previously Developed Land (PDL):** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure (often referred to as 'brownfield land') (definition taken from NPPF: MHCLG, July 2018).

**Section 106 (S106) Agreements – Planning Obligations:** As part of the consideration of a planning application, Section 106 of the Town and Country Planning Act 1990 enables local authorities to negotiate with developers certain works, restrictions, or contributions towards a range of infrastructure and services, such as community facilities, public open space, transport improvements and/or affordable housing.

**Site of Importance for Nature Conservation (SINC):** A local site which is of substantive nature conservation value. The SINC system in Hampshire is managed by Hampshire County Council (HCC) on behalf of the Hampshire Biodiversity Partnership (HBP).

**Site of Special Scientific Interest (SSSI):** Sites designated by Natural England under the Wildlife and Countryside Act (1981) that are of national importance in terms of ecology or geology.

**Special Area for Conservation:** An area of open water or land of international importance designated to conserve natural habitats and wild fauna and flora, which are considered rare or endangered and are recognised as being under a particular threat. They are given special protection under the European Union's Habitats Directive.

**Special Protection Area:** Areas of land, water or sea of international importance for the conservation of wild birds and of migratory species. They are given special protection under the European Union's Birds Directive.

**Strategic Environmental Assessment (SEA):** An assessment of the potential impacts of policies and proposals on the environment, to include proposals for the mitigation of impacts.

**Supplementary Planning Document (SPD):** A document providing further guidance on specific policies or topics, design guidance or site development guidance. Whilst not forming part of the Development Plan or subject to independent examination, SPDs are subject to rigorous procedures of community involvement and will be a material consideration in decision-making. The Council has produced a number of SPDs which can be found on the Planning pages of the Council's website.

**Sustainability Appraisal (SA):** An appraisal of the economic, social and environmental impacts of policies and proposals. It incorporates Strategic Environmental Assessment (SEA) – see above. All Development Plan Documents are subject to a sustainability appraisal. The SA Scoping Report

identifies the information needed for the appraisal, and describes the methodology. It is updated periodically.



# INDICATORS

<b>Housing</b>		
<b>Core Indicator</b>	<b>CH1</b>	<b>Plan period and housing targets</b>
<b>Core Indicator</b>	<b>CH2</b>	<b>Past and projected net additional dwellings</b>
<b>Core Indicator</b>	<b>CH3</b>	<b>New and converted dwellings on previously developed land</b>
<b>Core Indicator</b>	<b>CH4</b>	<b>Net additional gypsy and traveller pitches</b>
<b>Core Indicator</b>	<b>CH5</b>	<b>Affordable housing completions</b>
Local Indicator	L1	Net additional travelling showpeople pitches
Local Indicator	L2	Average size of completed dwellings
Local Indicator	L3	Average mix of completed dwellings
Local Indicator	L5	Older persons accommodation completed
Local Indicator	L6	Densities of completed dwellings
Local Indicator	L7	Self-Build and Custom Housebuilding
<b>Employment</b>		
<b>Core Indicator</b>	<b>CBD1</b>	<b>Overall change in employment floorspace</b>
<b>Core Indicator</b>	<b>CBD2</b>	<b>Change in employment floorspace on previously developed land</b>
<b>Core Indicator</b>	<b>CBD3</b>	<b>Employment land available by type</b>
<b>Environmental Sustainability</b>		
<b>Core Indicator</b>	<b>E1</b>	<b>Planning applications granted contrary to Environment Agency advice on flooding and water quality grounds</b>
<b>Biodiversity and Nature Conservation</b>		
<b>Core Indicator</b>	<b>E2</b>	<b>Changes in areas of biodiversity importance</b>
<b>Built Environment</b>		
<b>Core Indicator</b>	<b>CH6</b>	<b>Post-construction review assessments</b>
<b>Conservation and Listed Buildings</b>		
Local Indicator	L8	Applications refused due to impact on the historic environment
<b>Transport</b>		
Local Indicator	L9	Eastleigh Borough Council Travel Plan objectives
Local Indicator	L10	Rail passenger numbers at stations within Eastleigh Borough
Local Indicator	L11	Eastleigh Borough Council Car Club usage
Local Indicator	L12	Number of cycle movements
Local Indicator	L13	Road safety
Local Indicator	L14	Total passenger and total aircraft movements at Southampton Airport

<b>Town District and Local Centres</b>		
<b>Core Indicator</b>	<b>CBD4</b>	<b>Floorspace completed for 'town centre' uses</b>
Local Indicator	L15	Vacancies in town and district centres
Local Indicator	L16	Pedestrian footfall in Eastleigh town centre
<b>Open Space and Recreation</b>		
Local Indicator	L17	Planning applications determined for public open space, sport and recreation facilities
Local Indicator	L18	Open spaces managed to Green Flag Award standard
<b>Community Infrastructure</b>		
Local Indicator	L19	Number on school rolls compared with capacity
<b>Spatial Portrait</b>		
Contextual Indicator	-	Past Population Change
Contextual Indicator	-	Economic Performance (Gross Value Added)
Contextual Indicator	-	Business Demography
Contextual Indicator	-	Economic Activity
Contextual Indicator	-	Job Seekers Allowance Claimants
Contextual Indicator	-	Qualifications
Contextual Indicator	-	Total Jobs
Contextual Indicator	-	Employment by Occupation
Contextual Indicator	-	Affordability of Housing
Contextual Indicator	-	Ethnicity and Diversity
Contextual Indicator	-	Household Composition
Contextual Indicator	-	Life Expectancy and Mortality Rates
Contextual Indicator	-	Levels of Obesity
Contextual Indicator	-	Adults Participating in Sport and Active Recreation
Contextual Indicator	-	Deprivation
Contextual Indicator	-	Crime
Contextual Indicator	-	Nature Designations

Contextual Indicator	-	Built and Historic Environment
Contextual Indicator	-	Carbon Dioxide Emissions
Contextual Indicator	-	Commuting and Peak Flows

## EXECUTIVE SUMMARY

- i. This Annual Monitoring Report (AMR) (also known as an Authority Monitoring Report) produced by Eastleigh Borough Council covers the period 1 April 2017 to 31 March 2018.
- ii. The purpose of the AMR is to monitor the performance of planning policies on the area in which they apply. This is undertaken through reporting on a series of core and local indicators. These primarily focus on the period between 1st April 2017 and 31st March 2018, but also identify longer-term trends where applicable which are relevant to the performance of local planning policies.
- iii. Data from 2016/17 is used where no updates for the 2017/18 monitoring period are available. However, more recent information and data further to the 2017/18 monitoring period is included within this AMR where considered relevant, particularly if it relates to Local Plan progress after March 2018. The AMR also includes contextual data and information relating to a number of social, economic and environmental themes.
- iv. This AMR includes an update on meeting the milestones set out in the Council's Local Development Scheme (LDS), which details the timetable for introducing a new Eastleigh Borough Local Plan (2016-2036) to replace the Eastleigh Borough Local Plan Review (2001-2011) (the Adopted Local Plan). Whilst this AMR doesn't monitor the performance of the emerging Local Plan (2016-2036), this is referenced throughout in order to signpost to the future proposed policy direction.
- v. The AMR also provides useful data to measure progress of the Council in addressing objectives set out in its Corporate Plan 2015-2025.

### Monitoring the Local Development Scheme (LDS)

- vi. The most recent LDS was published in December 2017 and is the most up to date programme for the preparation of the Eastleigh Borough Local Plan (2016-2036). This AMR therefore reports on progress against the milestone targets set out in the December 2017 LDS. This includes the successful submission of the Local Plan (2016-2036) to the Secretary of State in October 2018 (see **Figure 3.1** on page 31 for further details). References to the previous LDS published in September 2016 are also included where considered useful due to this being the most up-to-date version for part of the 2017/18 monitoring period up to December 2017.

### Monitoring the Development Plan Documents

- Whilst the Localism Act 2011 removed the mandatory requirements for local authorities to report on core and local indicators, the Council has retained these in order to identify long-term trends and to allow for consistency and comparison with previous AMR publications. Section 4 in particular reports on a number of performance indicators relating to the 'saved' policies of the adopted Local Plan Review (2001-2011).

- The spatial portrait of the Borough in Section 2 also includes a number of contextual indicators. The general themes which emerge from the indicators are set out below.

### Core Indicators:

- Monitoring has indicated that the saved policies of the adopted Local Plan Review (2001-2011) have been used successfully with regards to:
  - Focussing the majority of new housing development on previously developed land in existing settlements although some monitoring years including 2017/18 have recorded a higher proportion of residential completions on greenfield sites
  - Delivering new employment floorspace on previously developed land
  - Anticipating the limited capacity of previously developed land to accommodate future housing and employment needs and identifying the subsequent need to allocate greenfield sites for housing and employment in the emerging Local Plan (2016-2036)
  - Protecting the Borough's natural environments which includes designated sites
  - Not permitting development that would lead to increased flood risk
  - Permitting schemes for renewable energy
- A total of **893 new homes were completed in 2017/18**. This represents the highest completion rate since the 2006/07 monitoring period prior to the recession and is the second highest completion rate since 1991. This can be partly attributed to residential allocations proposed in the previously submitted Local Plan (2011-2029)<sup>2</sup> being built out. Completion rates have been increasing year-on-year following a recorded low of 145 in the 2014/15 monitoring period. 204 out of the 893 completions were for affordable housing, this representing the highest completion rate for affordable housing in terms of overall numbers built out since 2009/10.

### Local Indicators:

- Monitoring has indicated that policies have been used successfully in supporting environmental improvements in Eastleigh Town Centre.
- Whilst there is evidence to suggest that policies are enabling poorly-designed schemes to be refused, other monitoring of completed sites indicates that there is still considerable scope to improve the quality of schemes being permitted and built out. Similarly, in relation to the protection of the countryside and the Borough's historic environment, there is evidence that the saved policies of the adopted Local Plan Review (2001-2011) have continued to provide a sufficient basis upon which to refuse inappropriate development. Further research and monitoring needs to be undertaken in the future however to ensure that inappropriate development that could affect these important features of the Borough is refused when considered against relevant policies of the emerging Local Plan (2016-2036) once adopted.

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<sup>2</sup> Residential allocations proposed in the previously submitted Local Plan (2011-2029) have been rolled forward to the emerging Local Plan (2016-2036).

- Local indicators have also highlighted that rail use within the Borough has declined slightly over the last few years at Eastleigh Rail Station and over the last year at Southampton Airport Parkway. Passenger numbers have also declined at the Borough's other rail stations over the last year or for two years running in some cases. School capacity will need to be monitored relative to the proposed development included within emerging the Local Plan (2016-2036) for Eastleigh Borough.

### **Contextual Indicators:**

- The spatial portrait of the Borough shows that:
  - The Borough's population has increased steadily since 2001, and on this basis it is projected to increase further in the period up to 2041, with particular growth in the 60+ age group.
  - The Borough quickly recovered from the 2008-2009 economic downturn, and economic growth is currently shown to be faster than the surrounding Solent area.
  - The Borough has slightly lower levels of economically active residents but higher levels of employment compared to that across the region and nationally. The number of jobs within the Borough has generally increased over time since 2001, although there have been periods without job growth (the latest figures between 2015 and 2017 show an increase in full-time jobs and a slight increase in part-time jobs).
  - Local businesses have also shown greater resilience compared to those at the national and regional level in surviving the economic downturn. Currently, within Eastleigh Borough, almost half of new businesses survive longer than 5 years. However, this rate of business survival has been consistently lower compared to that recorded in Hampshire.
  - Life expectancy has increased since 2001 whilst death rates have been consistently below the national average. This indicates that the health of the Borough's residents has generally improved over the period of the adopted Local Plan (2001-2011). Obesity levels for adults are shown to be relatively comparable to the county, regional and national rates whilst for Year 6 children, levels of obesity has shown a recent fall against county, regional and national rates. This will need to be monitored in future years as to whether this is part of an emerging trend since estimated levels of obesity for both adults and Year 6 children has previously been recorded above county, regional and national trends. Overall levels of physical activity have also shown a more recent trend to increase. It will be important to continue the monitoring of health related indicators over future monitoring periods due to the risk higher levels of obesity and low levels of physical activity can have upon health-related problems
  - The built and natural heritage designations within the Borough have either been conserved or have increased in size or number since 2001.
  - Estimates of local carbon dioxide emissions have shown an overall decrease albeit with some fluctuations since 2005. Between 2012 and 2016 there has been a continuous decrease.



# 1 INTRODUCTION

- 1.1.1 In line with section 113 of the Localism Act 2011, the requirement to submit an annual monitoring report to the Secretary of State under the regulations of the Planning and Compulsory Purchase Act 2004 has been removed. However, the duty to monitor remains in accordance with Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Council will continue to produce monitoring reports for public information on an annual basis; these reports will be made publicly available.
- 1.1.2 Local Authorities are now able to choose what targets and indicators to include in their monitoring whilst ensuring that they are prepared in accordance with relevant UK and EU legislation<sup>3</sup>. This report covers the period 1 April 2017 to 31 March 2018, and is referred to as the monitoring period.
- 1.1.3 The Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (known as the Strategic Environmental Assessment (SEA) Directive) states that “Member states shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action” (Article 10.1). The AMR provides an important mechanism of providing this information in accordance with the SEA Directive.
- 1.1.4 Monitoring of the economic, social and environmental characteristics of the area is an essential part of preparing the Eastleigh Borough Local Plan (2016-2036), to establish what is happening now, what may happen in the future, and how trends can be used to determine whether action is required. An important aspect of the Local Plan is to provide updates to reflect changing circumstances. Monitoring is necessary for this, and reflects the concept of ‘plan, monitor and manage’, whereby monitoring trends and characteristics may then be considered as part of a policy review that may be required during the life of an adopted plan. The AMR is the mechanism for achieving this.
- 1.1.5 In summary, the purpose of this report is to monitor:
- The progress of the timetable of the Local Plan known as the Local Development Scheme (LDS), with explanation if targets have been met and if not why and whether a review of the LDS should be undertaken;
  - Whether the saved policies of the Eastleigh Borough Local Plan Review (2001-2011) are still achieving their objectives and targets;
  - Whether policies have had the intended consequences; and
  - If the objectives and assumptions behind policies are still relevant.

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<sup>3</sup> EU-derived domestic legislation will continue to have effect in domestic law on and after exit day. This includes Strategic Environmental Assessment (SEA) regulations which is relevant to the monitoring of indicators included in this AMR.

1.1.6 Although the requirement to produce monitoring reports has changed, it is important to re-iterate that the Council has retained the indicators used in previous AMRs in order to identify long term trends. Policy performance is monitored through the following types of indicators:

- **Contextual indicators** which help describe the general context of the local authority area;
- **Core indicators** were previously set by the Government, and provide an assessment of the impact of planning policies on certain key issues such as the rate of dwelling completions; and
- **Local indicators** are relevant to Eastleigh Borough and supplement the core indicators and provide a local and more specific context against which policies can be assessed.

1.1.7 These indicators can also be used to measure the outcomes and quality of life for Eastleigh residents, and help to monitor progress of the Council in meeting the ten objectives set out in its Corporate Plan 2015-2025.

1.1.8 To avoid duplication in data collection, the indicators which are used to monitor the sustainability appraisal framework baseline information of the Council's Sustainability Appraisal / Strategic Environmental Assessment Scoping Report have largely been incorporated<sup>4</sup>. This information sets out the objectives and criteria which the Council uses to assess how sustainable the documents and policies in its Local Plan are. Relevant baseline information is set out and referred to in this document.

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<sup>4</sup> <https://www.eastleigh.gov.uk/media/1687/sustainability-appraisal-scoping-report.pdf>

## 2 SPATIAL PORTRAIT OF EASTLEIGH BOROUGH

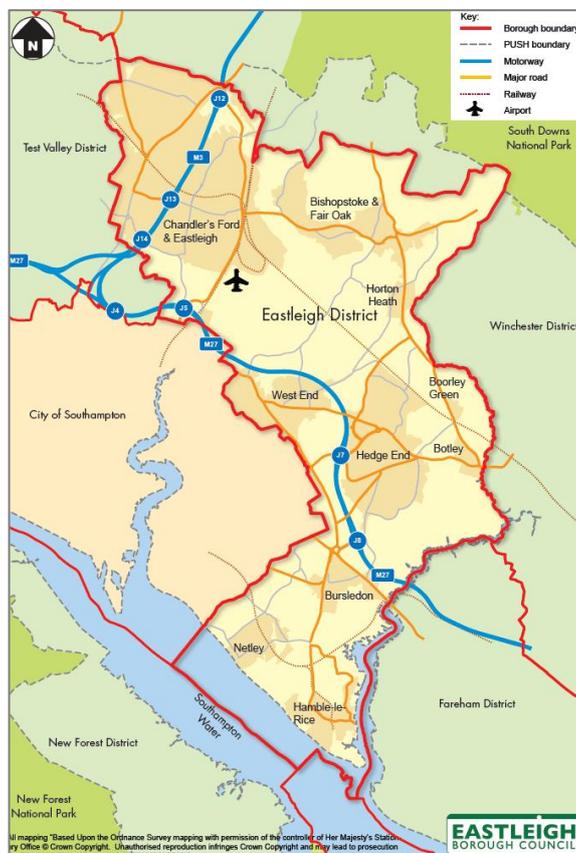
### 2.1 Introduction

2.1.1 This section of the AMR reviews the contextual indicators that are relevant to land-use planning within the Borough. The adopted Eastleigh Borough Local Plan Review covered the period 2001-2011, although many of its policies remain active. For monitoring purposes, the changes that have taken place since 2001 have therefore been highlighted, in addition to describing the current state of affairs.

### 2.2 Local Geography

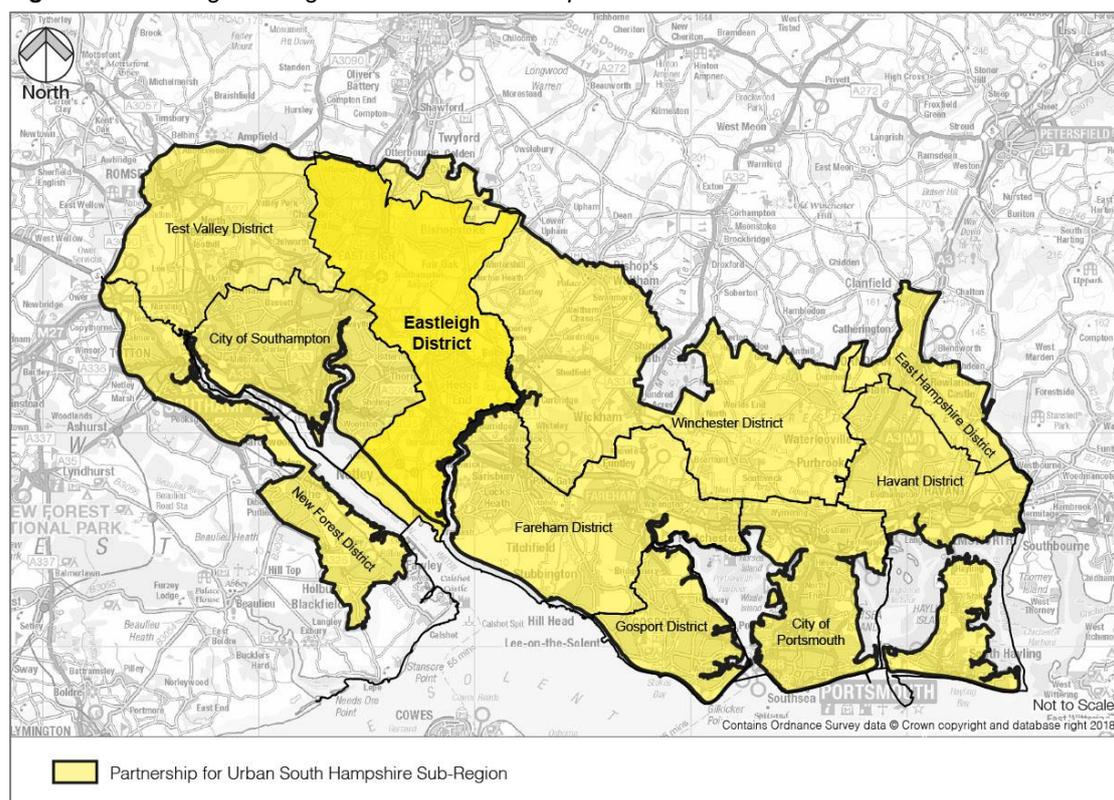
2.2.1 Eastleigh Borough covers an area of 79.8 square kilometres (7,980 hectares) and is located within the South Hampshire sub-region, as illustrated in **Figures 2.1** and **2.2**:

**Figure 2.1: Map of Eastleigh Borough**



Source: Eastleigh Borough Council

**Figure 2.2: Eastleigh Borough within the South Hampshire context**



**Source:** PUSH, Eastleigh Borough Council

2.2.2 The Borough adjoins the districts of Southampton, Fareham, Test Valley and Winchester, and as of the most recent Census (2011) has a population of 125,199. This total, consisting of 61,384 males and 63,815 females, represents an increase of 7.2% in the Borough’s population since the 2001 Census, as illustrated in **Table 2.2** below.

2.2.3 The main settlements within the Borough are identified below in **Table 2.1**.

**Table 2.1: Settlement hierarchy for Eastleigh Borough**

Hierarchy level	Settlement
1	Eastleigh
2	Chandler’s Ford
	Hedge End
3	Bishopstoke
	Botley
	Bursledon
	Fair Oak
	Hamble
	Netley Abbey
4	West End
	Allbrook, Boorley Green, Butlocks Heath and Horton Heath

**Source:** Eastleigh Borough Council

2.2.4 There are currently 10 parishes across the Borough (Allbrook and North Boyatt, Bishopstoke, Botley, Bursledon, Chandler’s Ford, Fair Oak and

Horton Heath, Hamble-le-Rice, Hedge End, Hound, and West End) with only one area (Eastleigh town) that is un-parished.

## 2.3 Population

2.3.1 The Borough is predominantly both urban and suburban in nature, with just under a quarter (23.8%) of its land area classified as rural (NOMIS, April 2015). According to the most recent Census (2011) the average population density was approximately 15.7 persons per hectare. By comparison, at this time, Southampton had a population density of about 47.5 persons per hectare and Fareham Borough 15 persons per hectare.

2.3.2 Variations in population influence the amount and type of housing, employment land, infrastructure and services that need to be planned for. Changes result from new residential development, in- and out-migration, and from fluctuations in mortality and birth rates.

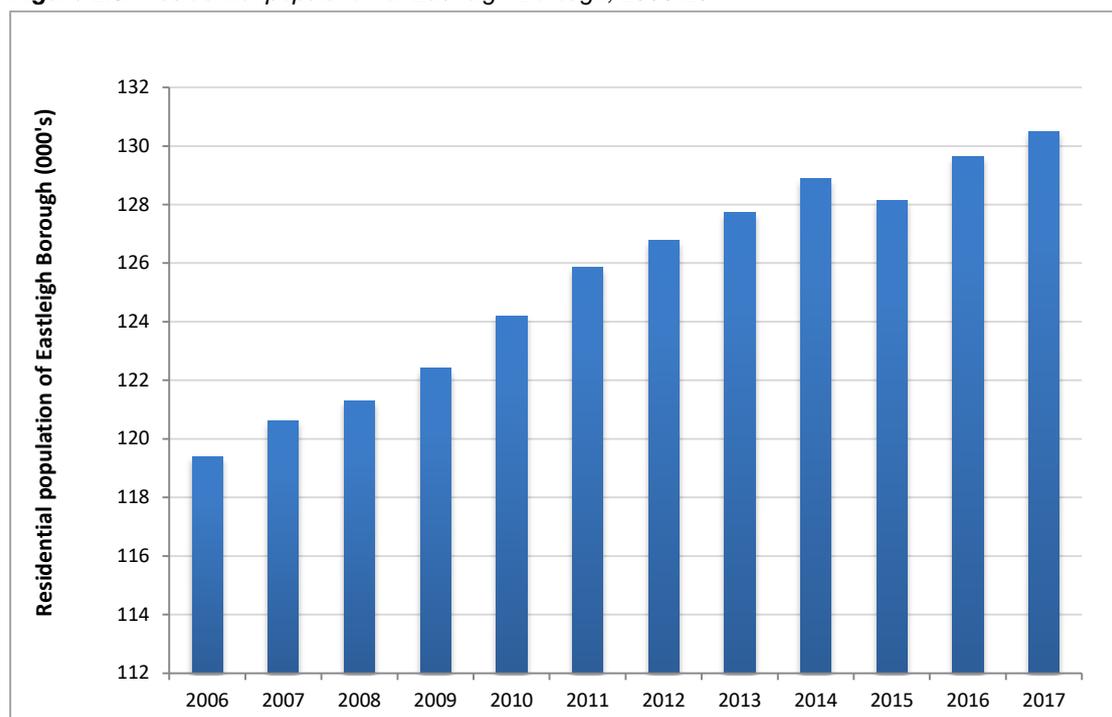
**Table 2.2:** Population of the Borough's parishes

Parish	2001 Census	2011 Census	% Change
Allbrook & North Boyatt	1,807	1,755	-3.0
Bishopstoke	9,843	9,974	1.3
Botley	5,155	5,083	-1.4
Bursledon	6,048	6,188	2.3
Chandler's Ford	22,588	23,916	5.6
Eastleigh Unparished Area	19,767	24,011	17.7
Fair Oak & Horton Heath	9,842	10,212	3.6
Hamble-le-Rice	4,147	4,695	11.7
Hedge End	18,697	20,790	10.1
Hound	6,846	7,105	3.6
West End	11,429	11,470	0.4
<b>Total</b>	<b>116,169</b>	<b>125,199</b>	<b>7.2</b>

Source: 2011 census

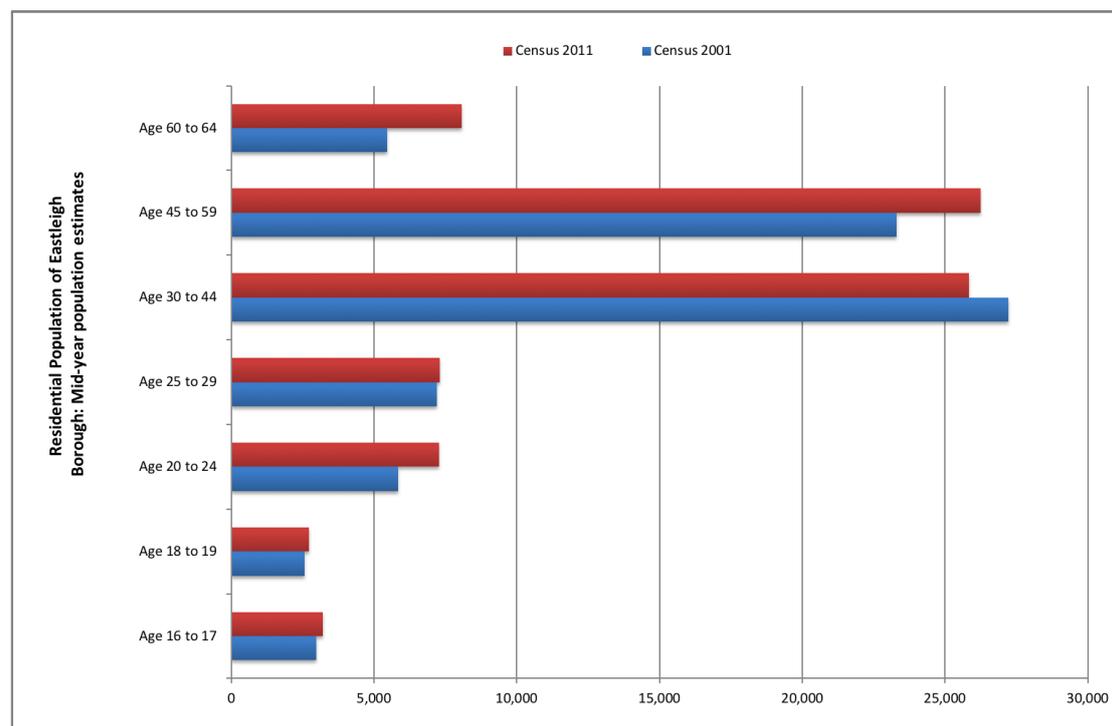
2.3.3 **Figure 2.3** below shows the overall change in the Borough's resident population since 2006 and demonstrates that there has been a steady increase up to 2017. **Figure 2.4** provides a breakdown of the residential working age population and shows that there has been an increase in the population for the majority of age groups between 2001 and 2011, particularly in the 45-64 age groups. The exception to this is the decrease in the population in the 30-44 age group.

**Figure 2.3:** Residential population of Eastleigh Borough, 2006-2017



Source: ONS, mid-year population estimates

**Figure 2.4:** Residential working age population of Eastleigh Borough by different age groups, 2001 and 2011



Source: ONS, 2001 & 2011 Census

2.3.4 Further information on the Borough's population can be found via Hampshire County Council's webpages<sup>5</sup> courtesy of their Demography Team within the Research and Intelligence Group.

<sup>5</sup> Available on the Hampshire County Council website

## 2.4 **Economy, Economic Activity and Income**

### **Economic Performance**

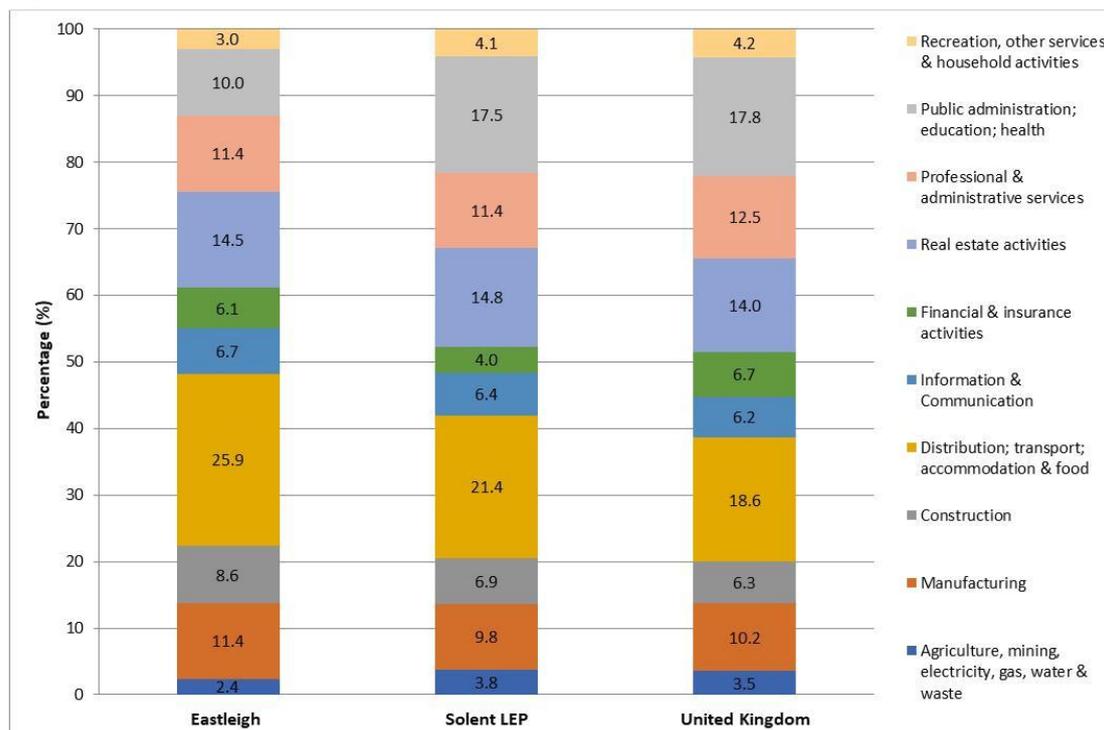
- 2.4.1 Gross Value Added (GVA) (balanced) represents the increase in the value of the economy due to the production of goods and services. Annual estimates of GVA (balanced) data shows that across all industries within Eastleigh Borough the value of the local economy grew by almost 20% over a five-year period between 2011 and 2016, and based on recent data provided by the ONS, currently stands at around £3.93 billion.
- 2.4.2 Eastleigh's share of the Solent economy increased from 13.2% in 1998 to 15.3% in 2016 and Eastleigh was more resilient to the impact of the last recession than Solent or the UK economy. Further information on socio-economic performance of the local economy of Eastleigh and its sub-areas is available within the Eastleigh Local Economy Review 2016<sup>6</sup> and on the Hampshire County Council website<sup>7</sup>.
- 2.4.3 **Figure 2.5** provides a breakdown of the contribution from each broad industry sector towards the Borough's economic output in 2016. It also shows how these sectors contributed towards the economies of the Solent Local Enterprise Partnership area and the UK. **Figure 2.5** shows that a greater proportion of the Borough's output comes from the manufacturing, construction, information and communication and distribution; transport; accommodation and food wholesale and retail sectors than is the case either nationally or sub-regionally. Conversely, it is also notable that the Borough's output from agriculture, mining, electricity, gas, water and waste, public administration; education; health and recreation, other services and household activities is lower as a proportion of the total output in comparison to that sub-regionally and nationally. It is clear however from **Figure 2.5** that the Borough is not dependent on any one particular broad sector for its economic prosperity.

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<sup>6</sup> <https://www.eastleigh.gov.uk/media/3391/eastleigh-economy-review-jan-2017.pdf>

<sup>7</sup> <https://www.hants.gov.uk/business/ebis/reports>

**Figure 2.5:** Comparison of Gross Value Added (balanced) by broad industry sectors



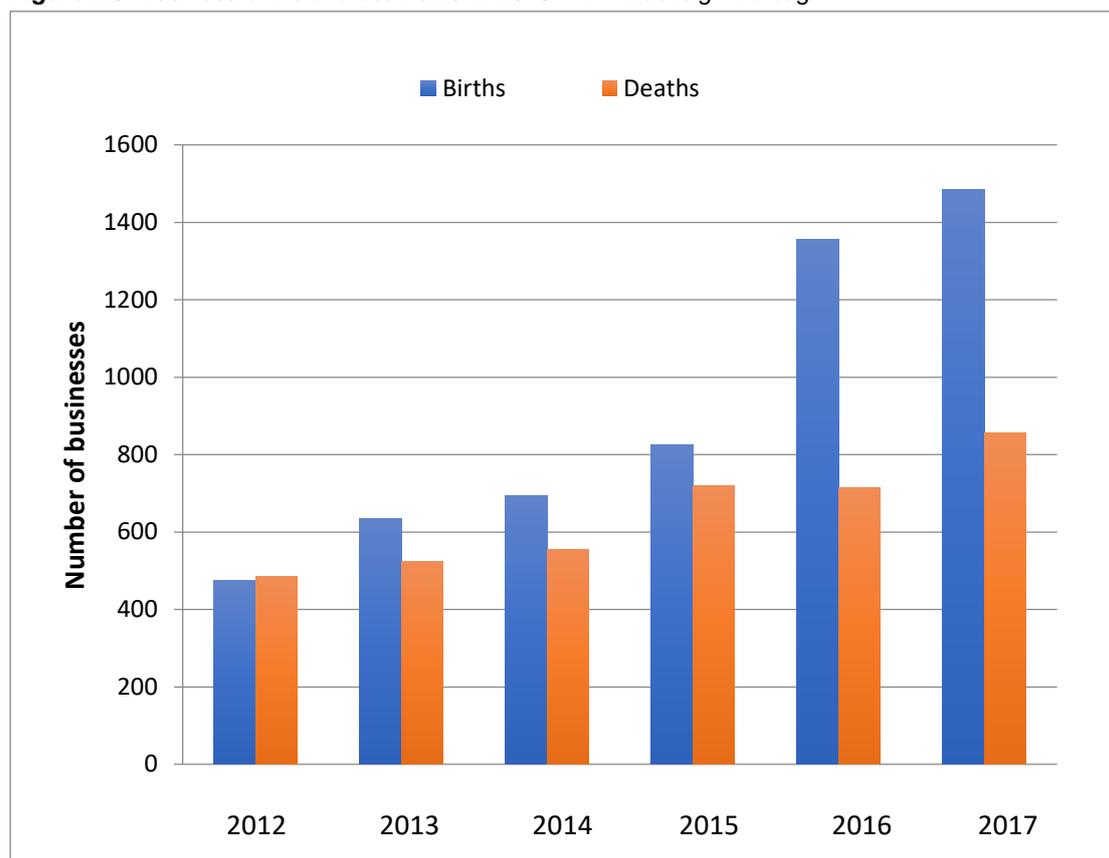
Source: ONS, 2018

2.4.4 With regard to knowledge and high technology businesses, these are usually concentrated within: information and communication; professional and administrative services and financial and insurance activities. The Borough is home to companies working within these sectors, and this is reflected to a degree in **Figure 2.5** whereby the overall proportion of output in these sectors is either the same or higher than that attained at the sub-regional level.

### Business Demography

2.4.5 Based on most up to date data, the total number of businesses within the Borough stood at 7,520 in 2017. There has been a year on year consecutive increase in the total number of businesses since 2011. Whilst business deaths have shown a general trend to increase year on year over this period, this is more than cancelled out by an even larger year on year increase in businesses births since 2012, particularly in 2016 and 2017 as **Figure 2.6** illustrates. There was a net overall increase of 640 businesses in 2016 and 630 businesses in 2017.

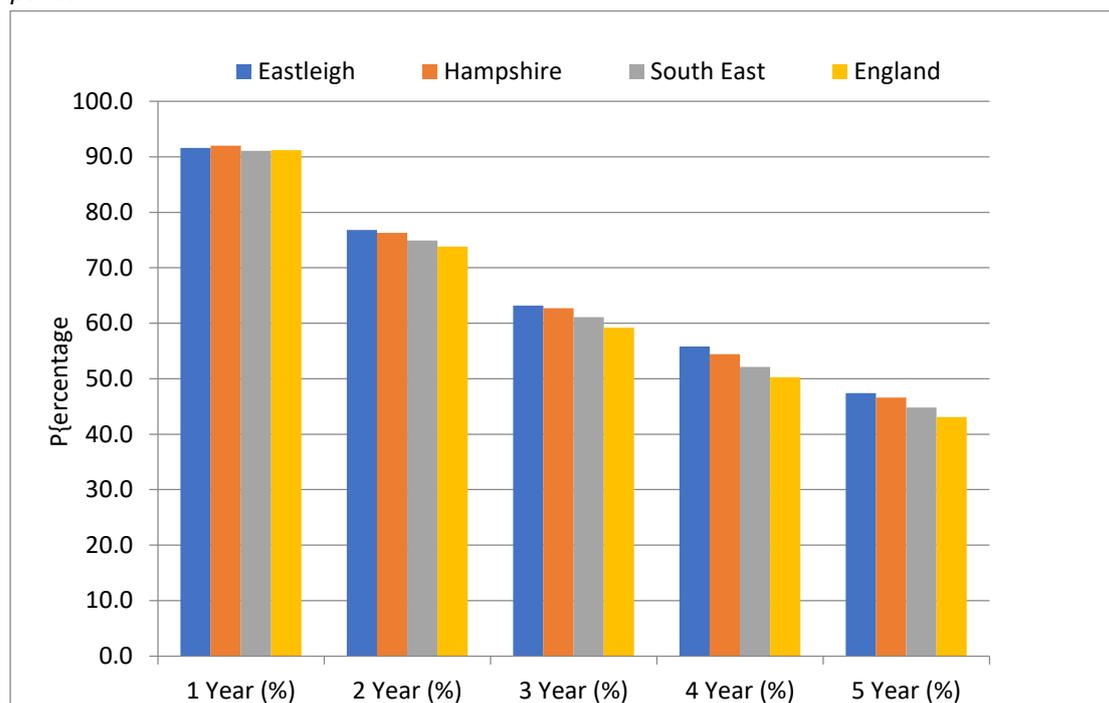
**Figure 2.6:** Business births and deaths 2012-2018 within Eastleigh Borough



Source: ONS, Business Demography 2017 (released November 2018)

2.4.6 The rate of business survival within the Borough is measured in terms of the proportion of businesses from 2012 that remained active after a number (one to five) of years. The rates are relatively high compared to the county, regional and national rates (see **Figure 2.7**). This indicates that local businesses are relatively robust when compared to business survival rates within the wider region and beyond.

**Figure 2.7:** Proportion of businesses that started in 2012 and remained active over the specified time period



Source: ONS, Business Demography 2017 (released November 2018)

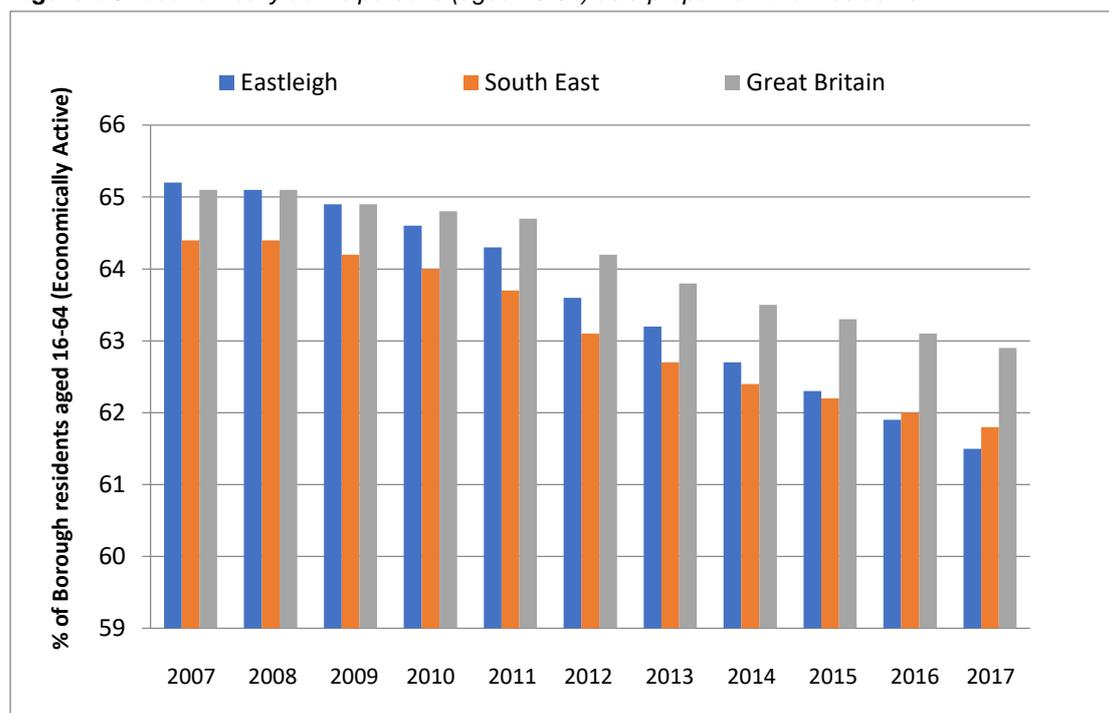
### Economic Activity

2.4.7 In 2017 61.5 % of the Borough’s residents were aged 16-64 and therefore considered economically active (see **Figure 2.8**), which is slightly below the regional average (61.8%) and below the national (62.9%) average. However, the picture was very much different in 2007 where the Borough had a much higher percentage of economically active persons in the Borough than the South-East region. This indicates that due to an ageing population, Eastleigh’s potential labour pool is decreasing at a faster rate than its respective region.

2.4.8 **Figure 2.9** shows that in 2017/18 the proportion of economically active residents in employment (84.9%) was also above the regional (78.5%) and national averages (75.0%)<sup>8</sup>. This again shows a different picture to that of 2007 when the Borough demonstrated a much lower percentage of employed economically active persons. This demonstrates that employment in the Borough is both exceeding, and increasing at a much greater rate than, the respective region.

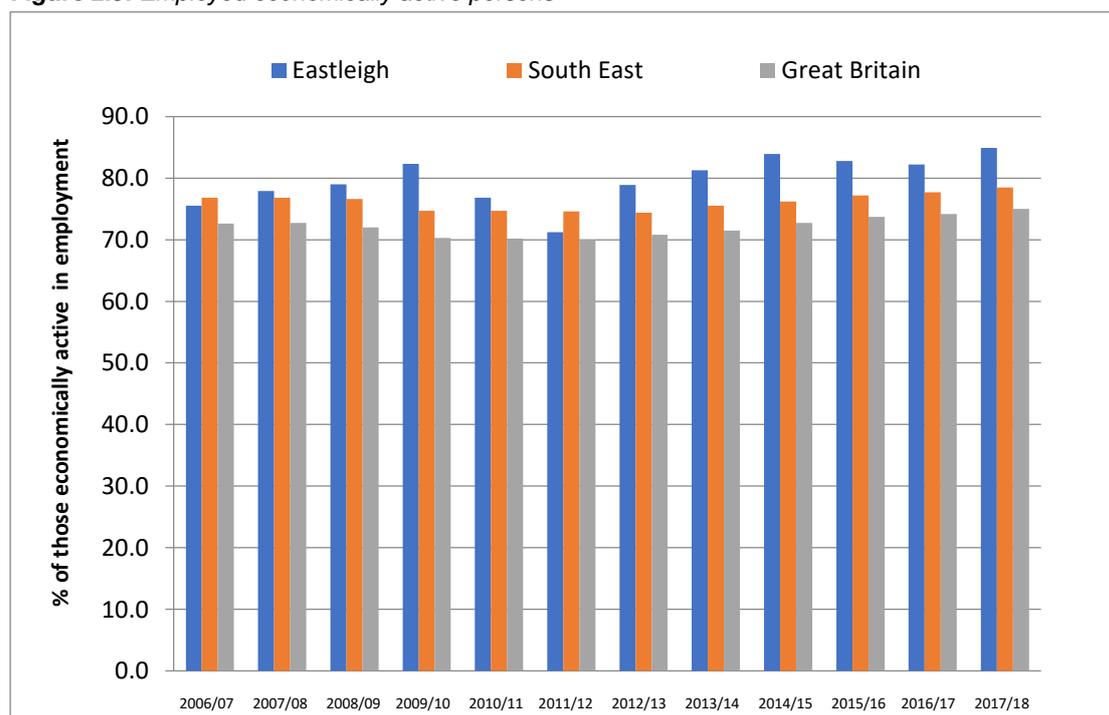
<sup>8</sup> Office for National Statistics (2017). NOMIS – Official Labour Market Statistics - Labour Market Profile – Eastleigh. Available from: [www.nomisweb.co.uk/reports/lmp/la/1946157302/report.aspx?town=Eastleigh#tabempunemp](http://www.nomisweb.co.uk/reports/lmp/la/1946157302/report.aspx?town=Eastleigh#tabempunemp)

**Figure 2.8:** Economically active persons (aged 16-64) as a proportion of all residents



Source: ONS (via NOMIS), Labour Market Profile (2017)

**Figure 2.9:** Employed economically active persons



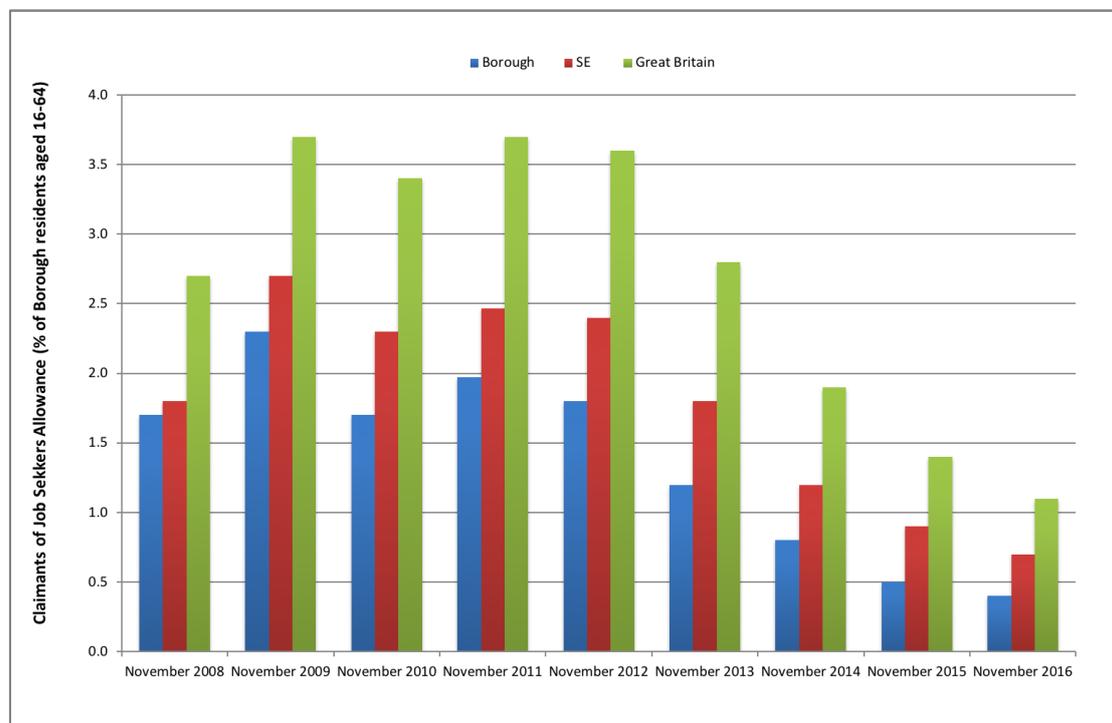
Source: ONS (via NOMIS), Labour Market Profile (2017)

### Job Seekers Allowance Claimants

2.4.9 There has been a downward trend in the number of Job Seekers Allowance (JSA) claimants in Eastleigh since 2012 as shown in **Figure 2.10**. This is in line with trends within both the south east region and on a national scale. The percentage of claimants (0.4% in November 2016) as a

proportion of the working age population remains below the national (1.1%) and regional (0.7%) levels. As **Figure 2.10** illustrates, the decrease in JSA claimants in the Borough reflects the national and local trends of falling unemployment since 2012 (ONS, 2016).

**Figure 2.10:** Job Seekers Allowance claimants as a proportion of residents aged 16-64



Source: ONS (via NOMIS), Labour Market Profile (2017)

## Qualifications

2.4.10 The proportion of residents of working age (those aged between 16 and 64) in the Borough with a degree level qualification has increased from 33.4% in 2010 to 37.3% in 2017. This represents the highest proportion (those aged between 16 and 64) attaining this level of qualification since 2014.

**Table 2.3:** Qualifications of residents aged 16 to 64 (%)

		NVQ 4 Equivalent & Above (e.g. degree or above)	NVQ3 Equivalent & Above (e.g. 2 or more A- levels)	NVQ2 Equivalent & Above (e.g. 5 or more GCSEs at grades A-C)	NVQ1 Equivalent & Above (e.g. fewer than 5 GCSEs at grades A- C)	Other Qualifications (includes foreign & professional qualifications)	No Qualificatio ns (no formal qualificatio ns held)
2011	Eastleigh Borough	33.4	59.5	79.5	90.9	3.5	5.6
	South East	36.1	56.8	73.3	86.6	5.5	7.9
	Great Britain	32.8	52.6	69.5	82.5	6.8	10.7
2012	Eastleigh Borough	33.4	65.1	83.8	93.9	Not available*	Not available*
	South East	36.8	58.2	75.4	87.7	5.4	6.9
	Great Britain	34.2	54.9	71.8	83.9	6.3	9.7
2013	Eastleigh Borough	36.8	59.7	78.2	90.4	4.3	5.3
	South East	38.2	59.3	76.5	88.4	5.2	6.5
	Great Britain	35.1	55.7	72.4	84.3	6.3	9.4
2014	Eastleigh Borough	37.6	63.9	80.5	93.3	Not available*	Not available*
	South East	39.1	60.5	77.1	89.2	5.2	5.6
	Great Britain	36	56.7	73.3	85	6.2	8.8
2015	Eastleigh Borough	30.8	58	74.7	90.5	Not available*	Not available*
	South East	39.7	58.8	76.8	88.5	5.2	6.3
	Great Britain	37.1	55.8	73.6	84.9	6.5	8.6
2016	Eastleigh Borough	36.8	60.3	80.3	91.9	7.6	Not available*
	South East	41.4	60.2	77.5	88.8	5.8	5.5
	Great Britain	38.2	56.8	74.3	85.3	6.6	8.0
2017	Eastleigh Borough	37.3	63.0	80.2	91.8	Not available*	6.0
	South East	41.4	61.1	78.6	89.5	5.3	5.2
	Great Britain	38.6	57.2	74.7	85.4	6.9	7.7

Note: \*Sample size too small for reliable estimate

Source: ONS (via NOMIS), Labour Market Profile (2018)

## Total jobs

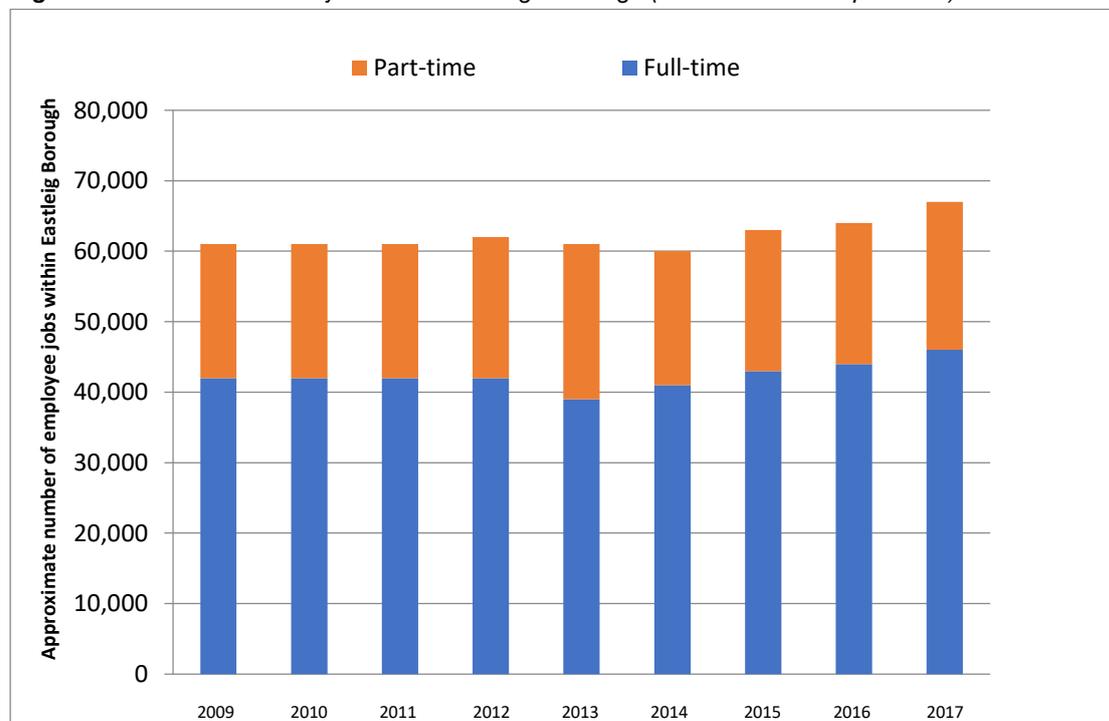
2.4.11 Since 2009, the total number of jobs within the Borough has increased from approximately 60,000 to 67,000 jobs in 2017. In 2017, well over two thirds of existing employment opportunities within Eastleigh Borough were within the following industries:

- Wholesale and Retail (19.4%);
- Professional/Scientific services (11.9%);
- Manufacturing (10.4%);
- Health and Social work (7.5%);
- Administrative/Support Service Activities (7.5%);
- Education (6.7%); and
- Transportation and Storage (6.7%)

2.4.12 As shown in **Figure 2.11** below, although the total number of jobs between 2009 and 2017 had increased, there have been fluctuations over this period whereby there was a recorded fall in the total number of jobs in 2013 and 2014. This appears to be due to variations in both retail and wholesale, and social work industries. Out of the existing jobs within Eastleigh Borough in 2017, approximately 20,000 (31%) of these were available on a part-time basis and 44,000 (69%) were full-time positions.

2.4.13 The overall proportion of those employed in full-time positions is currently higher in comparison to Hampshire and the south east region. The overall number and proportion employed in full-time positions has also generally stayed around the same level in the Borough between 2015 and 2017 and compares to a recorded decrease in those employed in full-time positions in Hampshire and across the south east region and a corresponding increase in part-time working in these areas.

**Figure 2.11:** Total number of jobs within Eastleigh Borough (Both full-time and part-time)

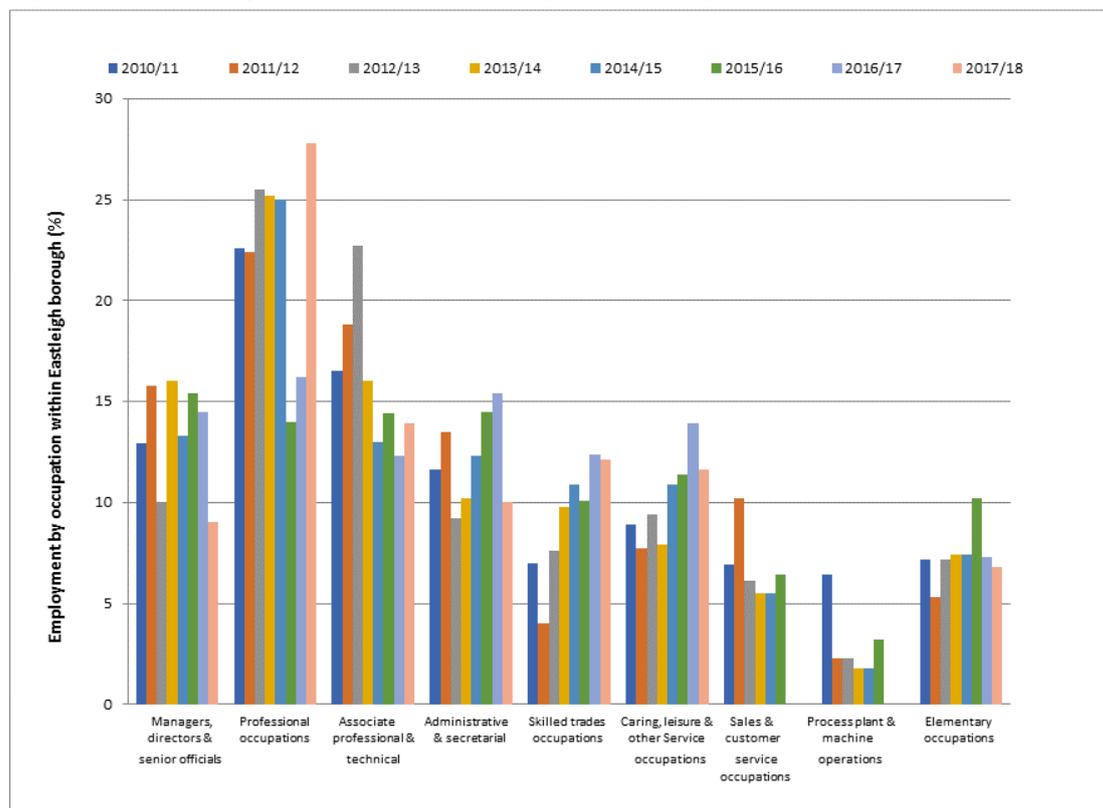


Source: ONS (via NOMIS), Labour Market Profile (2018)

### Employment by Occupation

2.4.14 Eastleigh’s residential population is predominantly employed in professional and technical occupations, as **Figure 2.12** below illustrates. However, it should be noted that this does not necessarily reflect the available jobs within the Borough. It is also evident through comparison that the slight increase in the number of residents with formal qualifications such as university degrees has resulted in an increase in residents in professional occupations in the previous monitoring period (see **Table 2.3** for further details on the qualifications of residents aged 16-64).

**Figure 2.12: Percentage of Residents Employed by Occupation Type 2011/12-2016/17**

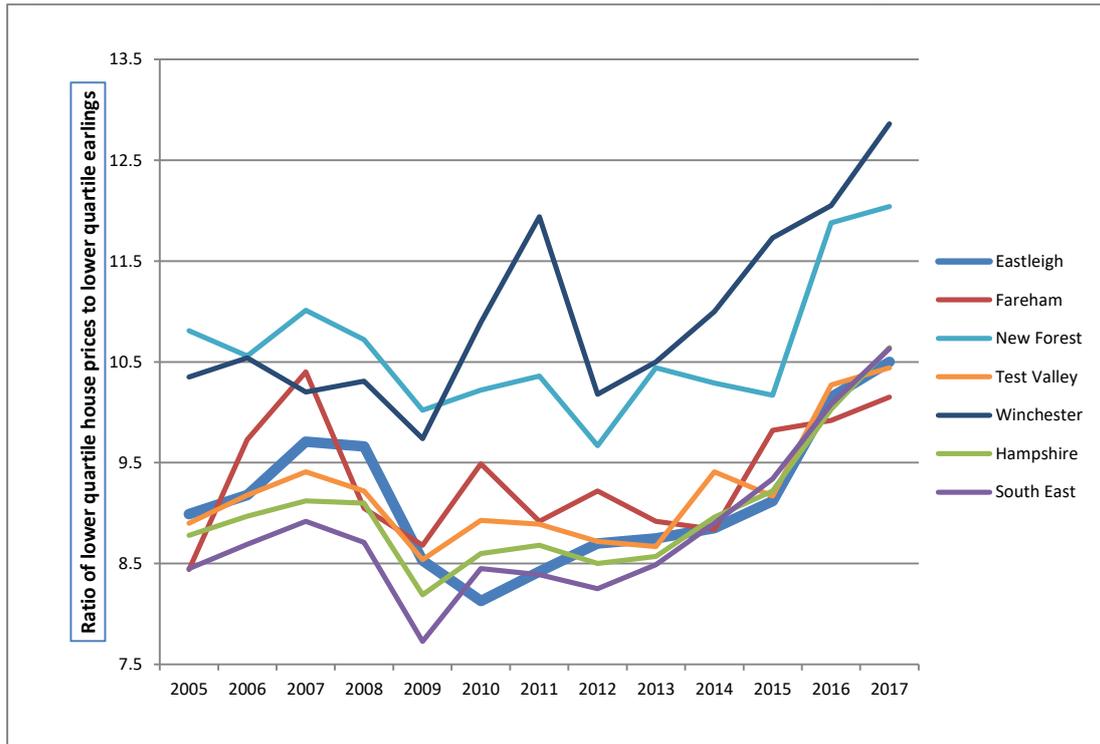


Source: ONS, Annual Population Survey, 2010/11-16/17

### Affordability of Housing

2.4.15 **Figure 2.13** illustrates that the ratio of lower quartile house prices to lower quartile earnings increased relatively consistently from 2005 until the recession of 2008-2009. Since then the ratio has remained relatively level within the Borough, which is consistent with the trend demonstrated by the neighbouring authorities, although showed a marked increase to a high of 10.50 in 2017. This is slightly higher than the ratio of lower quartile house prices to lower quartile earnings in Test Valley Borough (10.44), and slightly lower than those in Hampshire (10.64) and the South East region (10.63).

**Figure 2.13:** Trends in ratio of lower quartile house prices to lower quartile earnings from 2005-2017



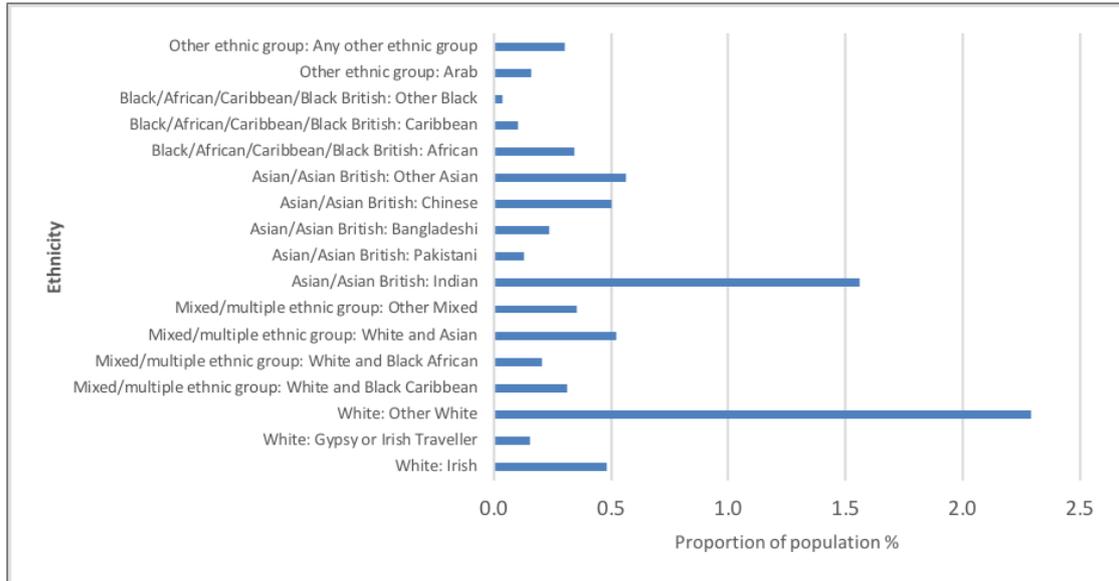
Source: ONS, Housing affordability in England and Wales (released April 2018)

## 2.5 Society, Health and Public Safety

### Ethnicity and Diversity

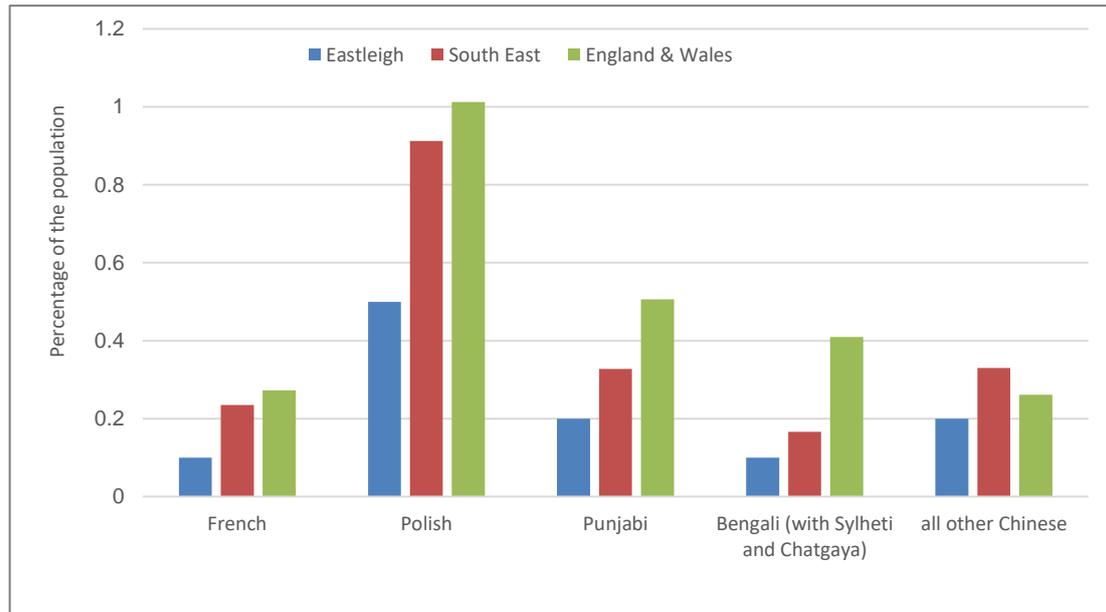
- 2.5.1 Between the 2001 and 2011 Censuses there was an increase in the ethnic diversity mix within the Borough with a decline in the “White British” ethnic category from 95.5% in 2001 to 91.8% in 2011. **Figure 2.14** below shows the breakdown of the ethnic mix which comprises the remaining 8.2%.
- 2.5.2 **Figure 2.15** shows the percentage of the Borough’s population where the first language spoken is ‘other than English’ compared alongside the regional and national figures. The percentage of the Borough’s population where the first language spoken is ‘other than English’ is less than half of the national average. The only exception is Chinese as a first language spoken which showed that generally across the region there were more Chinese speakers than the national average. This implies that the first language spoken for the vast majority of the Borough’s population is English.

**Figure 2.14:** Ethnic diversity mix of the Eastleigh population (excluding White British) as of 2011



Source: Census 2011

**Figure 2.15:** First languages spoken other than English as a percentage of the population

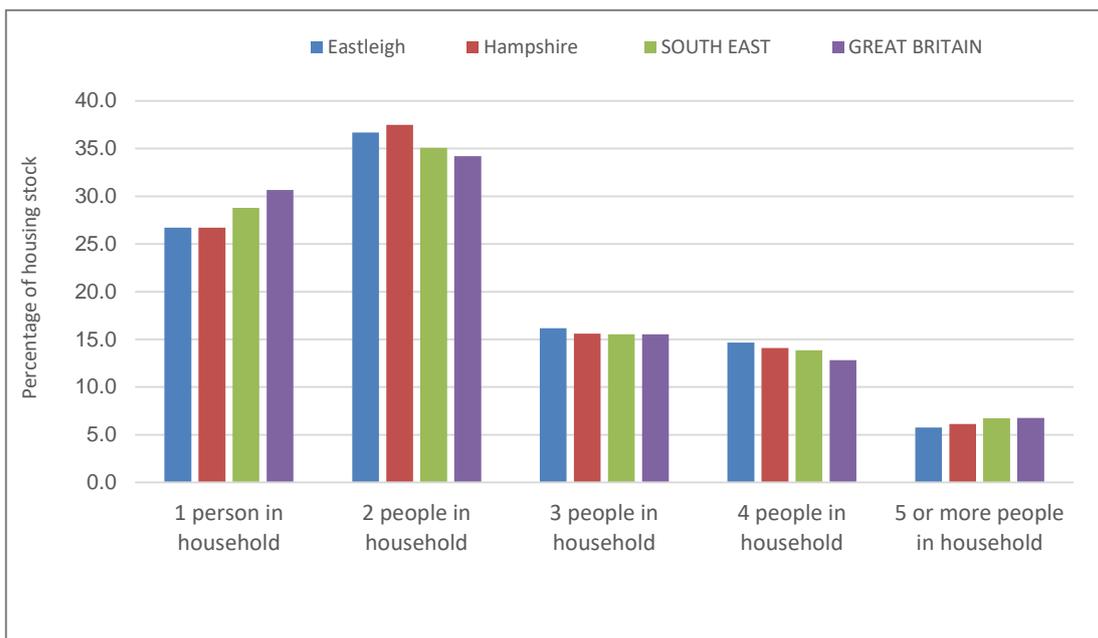


Source: Census 2011

### Household composition

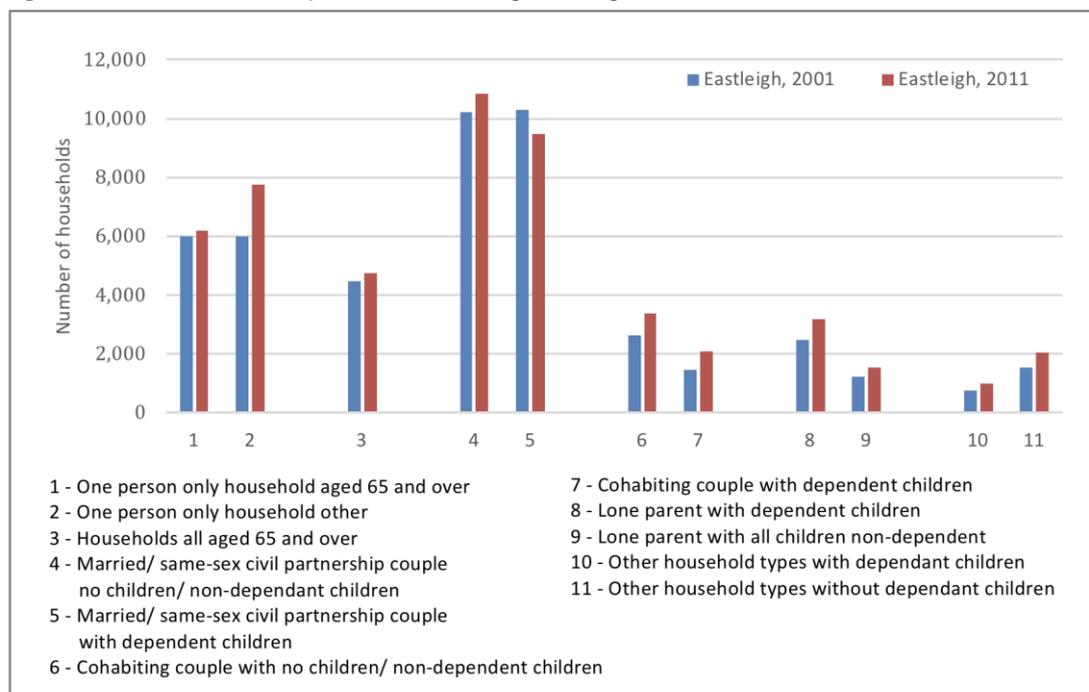
2.5.3 **Figure 2.16** below shows the number of inhabitants per household within Eastleigh in comparison with the sub-regional, regional and national position. According to the most recent data source (2011 Census data) there are fewer households containing just one inhabitant when compared to the national and regional position. There are also fewer households containing 5 or more inhabitants when compared with national and regional positions. This reflects Eastleigh Borough's ageing population and is also a positive indicator for levels of overcrowding. **Figure 2.17** below demonstrates Eastleigh Borough's housing position in respect of marital status and child dependency.

**Figure 2.16:** Comparison of household numbers as a percentage of the total housing stock from district to national level



Source: Census 2011

**Figure 2.17:** Household compositions in Eastleigh Borough 2001 and 2011

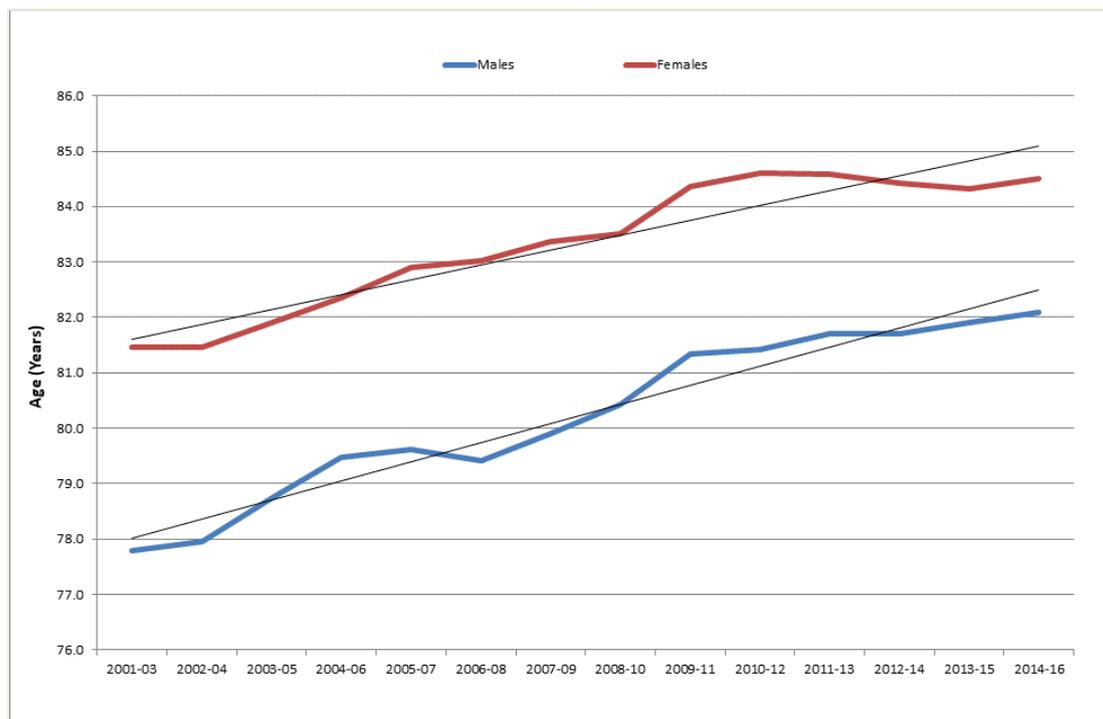


Source: 2001 and 2011 Census data

## Life expectancy and mortality rates

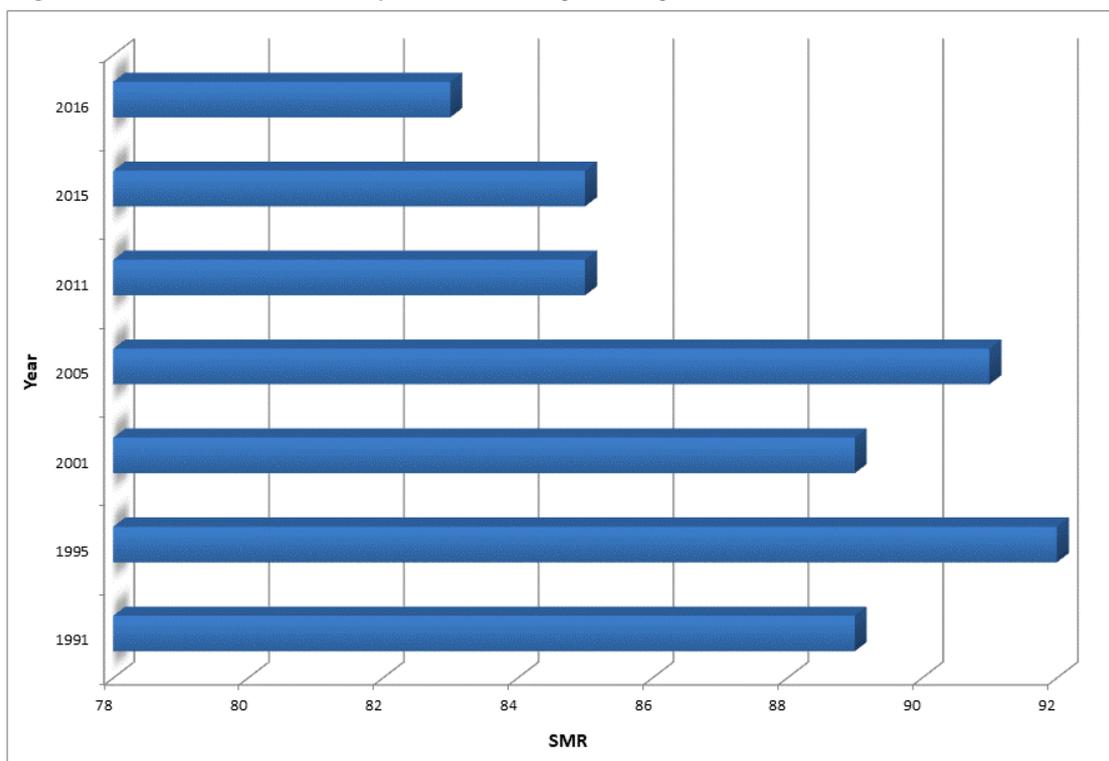
- 2.5.4 Life expectancy is generally considered to be a good summary indicator of the health status of the population. Health and life expectancy are affected by a wide range of factors such as access to medical care and recreational opportunities, lifestyle, diet, and social and economic deprivation. Land-use planning can help to improve health and life expectancies by shaping these influences. **Figure 2.18** shows that during 2014-16 life expectancy within the Borough at birth was 82.1 years for males and 84.5 years for females according to the latest figures for the period 2014-2016 released by Public Health England in July 2018. These figures are higher than the national (England) average which is 79.5 years for males and 83.1 years for females.
- 2.5.5 Life expectancy at birth within the Borough has increased steadily over the last decade. There has been a slight increase in life expectancy at birth for females for 2014-16 (84.5 years) since the last set of figures were published for 2013-15 (84.3 years). This reverses the recent trend for there to be a decrease in life expectancy at birth for females as recorded for the 2012-14 and 2013-15 periods. Life expectancy within the Borough has also been continually higher when compared to that recorded for England. The overall trend for increasing life expectancy at birth for both males and females indicates that the health of the local population has generally improved during the period of the adopted Local Plan (2001-2011). However, it is important to point out that life expectancy in the most deprived areas of the Borough is lower for both men and women.
- 2.5.6 In addition to the life expectancy at birth statistics, the age-standardised mortality ratio provides a good indication of the overall health of the Borough's population. These rates compare the number of deaths in the resident population to what would be expected if the Borough had the same age profile as England and Wales. A value of less than 100 indicates lower mortality than expected. **Figure 2.19** shows that deaths in Eastleigh Borough since 1991 have been consistently below the national average rate and the gap between Eastleigh and national health widening.

**Figure 2.18:** Life expectancy at birth within the Borough from 2000/02 to 2014/16



Source: Public Health England, 2018

**Figure 2.19:** Standardised mortality ratio for Eastleigh Borough, 1991-2016



Source: ONS Vital Statistics, 2018 and HCC, 2018

### **Levels of obesity**

- 2.5.7 Obesity is associated with a range of long-term health problems and is a growing cause of hospital admissions in England. The planning system has potential to challenge obesity levels by ensuring that a community has sufficient opportunities for physical recreation, by enabling movement by active modes of transport such as walking and cycling and by controlling planning permissions for fast food takeaways near to schools.
- 2.5.8 According to Department of Health estimates for 2016/17, 61.1% of adults (aged 18+) in the Borough were classified as overweight or obese. This is relatively comparable with rates of 61.6% for Hampshire, 59.7% for the SE Region, and 61.3% for England and is illustrative of an overall improved trend.
- 2.5.9 With respect to children, the 2017/18 Health Survey for England found that 14.1% of Year 6 children in the Borough were obese, which compared with 17.2% in Hampshire, 17.3% in the SE Region, and 20.1% for England. These results indicate that the percentage of obese children in the Borough has fallen and is now at its lowest level since 2012/13. The recorded fall from 14.9% in 2016/17 is also opposite to the increasing trend in this period for Hampshire, the SE Region and England.

### **Adults participating in sport and active recreation**

- 2.5.10 According to Sport England's Active Lives Survey 2017/18, levels of physical activity within the Borough have increased for this monitoring period. The percentage of physically active adults (those achieving at least 150 minutes of physical activity per week in accordance with the UK Chief Medical Officer's recommended guidelines) in the Borough was 65.9% in 2017/18. This shows an increase when compared to 2016/17 (60.0%) and 2015/16 (53.1%). For comparison, the levels of those achieving at least 150 minutes of physical activity each week were below those recorded for Hampshire in 2015/16 (62.7%) and 2016/17 (64.4%) but slightly above in 2017/18 (65.5%). This along with the recent year-by-year recorded increase is further reflective of the positive trend in the Borough.
- 2.5.11 In addition, physical inactivity in the Borough has experienced a significant decrease in 2017/18 according to the Active Lives survey. In 2016/17 the Borough had 25.2% of adults deemed inactive (doing less than 30 minutes of moderate physical activity per week). In 2017/18 this decreased to 17.2%. This decrease has taken the Borough from being one of the worst in class compared to our nearest statistical neighbours to best in class and also the least inactive Borough in Hampshire. Although last years' data could be perceived as a spike in data, it will be interesting to see if this is becoming the trend when comparing to the 2018/19 data.

### **Deprivation**

- 2.5.12 In the 2015 Index of Multiple Deprivation, which mainly draws on statistics for 2012/13, Eastleigh Borough was placed within the least deprived quartile of districts in England and Wales, and was ranked 298 out of 326 districts (where 1 is the most deprived). The average multiple deprivation score for Eastleigh was 10.02, compared with the Hampshire score of 11.92 (where a higher score means a greater level of deprivation). Pockets of deprivation do, however, exist in the Borough and these fall within the

Eastleigh South, Eastleigh Central, Bursledon and Old Netley, Netley Abbey and Bishopstoke West areas, as shown in **Table 2.4**.

**Table 2.4:** 2014 Ward indices of deprivation average scores

2014 Ward Name	Average IMD score (1 = most deprived)
Eastleigh South	2546
English Central	3282
Bursledon and Old Netley	3547
Netley Abbey	3903
Bishopstoke West	4249

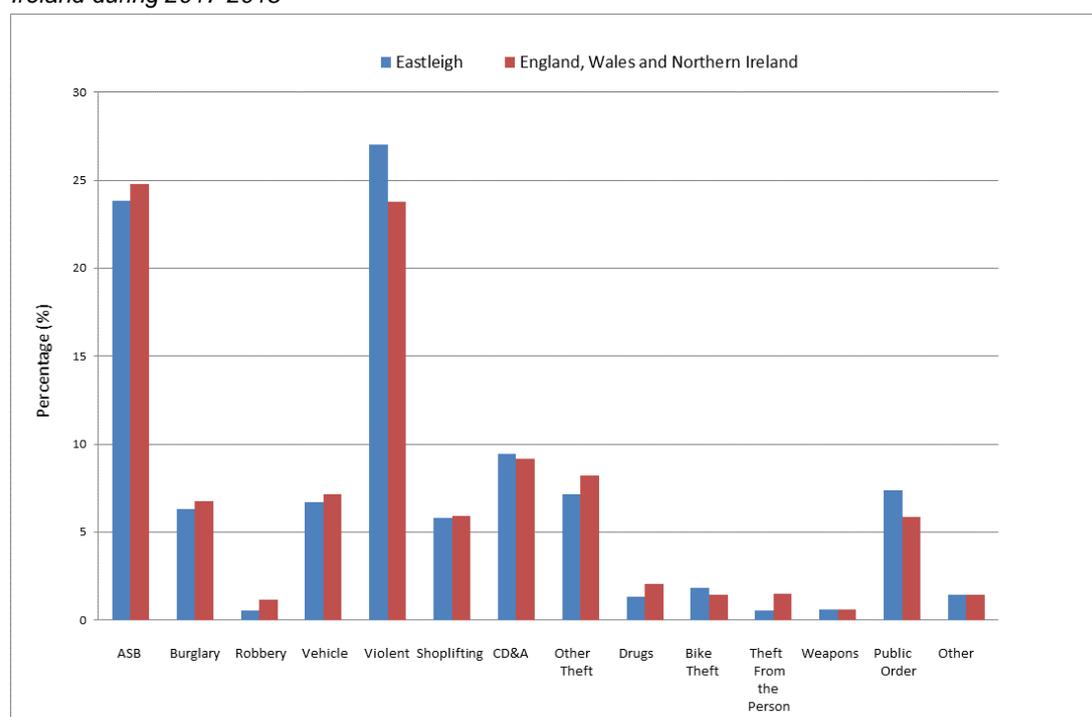
**Source:** Hampshire County Council (2014 Ward Indices of Deprivation Average Scores)

## Crime

2.5.13 **Figure 2.20** shows the distribution of recorded crimes for the year April 2017 to March 2018 in Eastleigh Borough and across England, Wales and Northern Ireland. Overall, the distribution of recorded crimes within the Borough was relatively consistent with the distribution for the whole of England, Wales and Northern Ireland.

2.5.14 However, **Figure 2.20** does show a higher proportion of committed crimes relating to violence being recorded locally compared to the national average and accounts for the highest proportion of all recorded crimes in the Borough over the April 2017 to March 2018 period. Anti-social behaviour (ASB) accounts for second highest proportion of crimes committed in the Borough over this period behind violence offences although the proportion of these committed crimes is lower in comparison to the proportion of ASB offences committed across England, Wales and Northern Ireland.

**Figure 2.20:** Distribution of crimes recorded for Eastleigh Borough and England, Wales and Northern Ireland during 2017-2018



**Source:** UK Crime Stats (2018)

## 2.6 Natural and Historic Environment

### Nature designations

- 2.6.1 The Borough has a range of international, national and local nature designations, which accounts for approximately 25% of the Borough's total area. **Table 2.5** below provides information on the number and extent of the designated sites. Since 2005 (when details were first included in the AMR), there has been no substantive change to the areas of the Borough that are nationally or internationally designated for their nature conservation value.

**Table 2.5:** Nature conservation designations in Eastleigh Borough

Designation	Area (ha)	Proportion of Boroughs Total Area (%)
Local Nature Reserve (LNR)	232	2.9
National Nature Reserve (NNR)	0	0
Ramsar	184	2.3
Special Area for Conservation (SAC)	319	3.9
Special Protection Area (SPA)	184	2.3
Site of Special Scientific Interest (SSSI)	428.1	5.3
Site of Importance for Nature Conservation (SINC)	824	10.2
<b>Total</b>	<b>2,161</b>	<b>26.9</b>

**Source:** Eastleigh Borough Council (based on latest information from 2018)

### Built & Historic Environment

- 2.6.2 **Table 2.6** below illustrates the extent of historic assets throughout the Borough. Since 2001, there had been no change to the number of scheduled ancient monuments, historic parks and gardens or conservation areas within the Borough; however, three additional buildings have been listed (as Grade II buildings) between 2002 and 2014. A significant number of buildings have also more recently been added to the Local List (up from a previous total of 8), this constituting some complete streets of terraced housing, notably Campbell Road, Dutton Lane and Cherbourg Road.

**Table 2.6:** Built heritage designations

Designation	Number of Designations
Scheduled Ancient Monuments	10
Conservation Areas	8
Grade II Listed Buildings	173
Grade II* Listed Buildings	9
Local Listings	355
Historic parks and gardens*	33

\*Historic parks and gardens includes a number of local cemeteries that were not listed in the Hampshire Register of Historic Parks and Gardens (June 2000), but which have heritage value

**Source:** Historic England and Eastleigh Borough Council

- 2.6.3 With regards to the built environment; a number of significant regeneration projects have been completed across the Borough since 2001. These include large-scale residential developments south of Leigh Road (the former Pirelli Works) and an extension to the Swan Centre in Eastleigh Town Centre, for leisure-related development. The regeneration of the Eastleigh Renaissance Quarter with planning permission for 113 homes at the Travis Perkins site (Mill Street) granted in 2012 and 155 flats on Twyford Road granted in 2007 have also been completed. These proposals help to implement the vision for the Renaissance Quarter as described by the adopted Local Plan Review (2001-2011 policy 53.BE).
- 2.6.4 By contrast, despite ongoing discussions between landowners, developers and the local planning authority, no significant progress has been made on the redevelopment of Barton Park to provide a mix of uses including offices, visitor-attracting facilities and other employment uses (policy 56.BE). The emerging Local Plan (2016-2036) continues to identify Barton Park for redevelopment of mixed uses as part of the wider promotion of regeneration in Eastleigh River Side.
- 2.6.5 A number of major housing schemes are currently under construction or in the pipeline and are anticipated to significantly contribute to the Council's 5-year housing land supply. This includes land north and east of Boorley Green (c1,400 dwellings) and Stoneham (c1,150 dwellings) which are currently under construction. This also includes Hedge End North, Winchester Road, Botley (680 dwellings allowed at appeal) which is yet to commence. Chalcroft Farm and land to the west of Horton Heath was initially granted outline planning permission in November 2017 for 950 dwellings. The Council purchased the site in March 2018 and plans to undertake detailed masterplanning prior to the submission of revised proposals the site.

### Carbon dioxide emissions

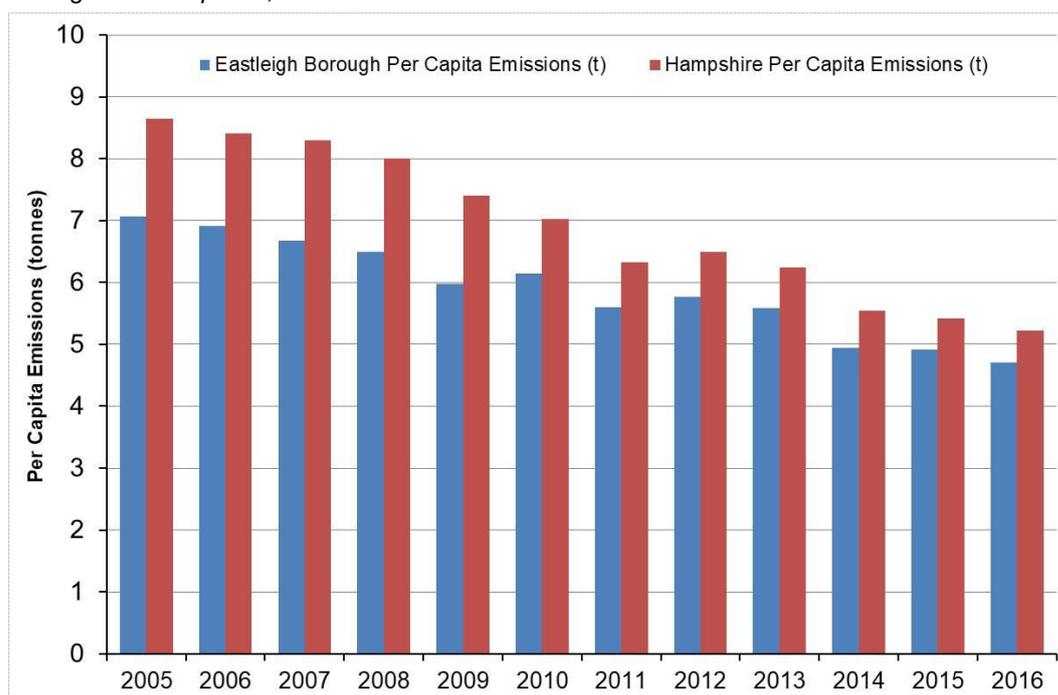
- 2.6.6 Estimates for carbon dioxide (CO<sub>2</sub>) emissions are available from the Department for Business, Energy and Industrial Strategy at regional and local authority level, and cover the period 2005 to 2016. **Figure 2.21** shows that CO<sub>2</sub> emissions per capita for the Borough are lower than for Hampshire as a whole, and have shown an overall trend to decrease between 2005 and 2016. The total estimated CO<sub>2</sub> emissions have decreased within the Borough over this period by approximately 33%, although this is lower than for Hampshire as a whole, which has shown a decrease by around 40%.
- 2.6.7 In 2016 approximately 40.8% of CO<sub>2</sub> emissions were released within the Borough as result of domestic related activities. This represents the highest proportion out of three categorised CO<sub>2</sub> emission sources with industry and commercial activities accounting for 31.7% and transport accounting for 27.4%. Only CO<sub>2</sub> emissions within the scope of influence of the Local Authority have been included whereas data for motorways and diesel railways has been excluded from the transport total. Further information on CO<sub>2</sub> emissions is also available in the Council's Green House Gas (GHG) Emissions Report July 2018<sup>9</sup>.

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<sup>9</sup> Green House Gas (GHG) Emissions Report July 2018. Available from: <https://www.eastleigh.gov.uk/media/3723/ebcghgreport2018.pdf>

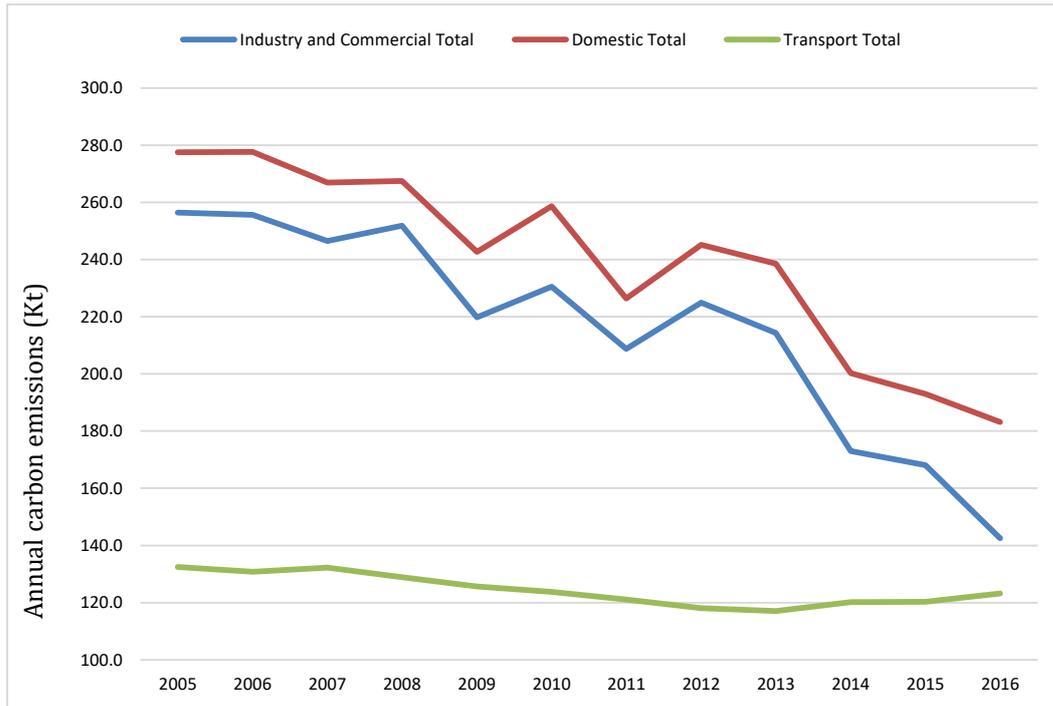
2.6.8 **Figure 2.22** shows that since 2005, CO<sub>2</sub> emissions from all sources have decreased. The rate of decrease varies between the three broad categories of CO<sub>2</sub> emissions sources. Whilst CO<sub>2</sub> emissions from transport have shown an overall decrease over this period from 132.5 Kt 2005 to 123.2 Kt in 2016, there has been a trend for these to increase slightly since 2013. With the exception of some years over this period, domestic and industry and commercial CO<sub>2</sub> emissions show a much greater decrease since 2005 with year on year decreases recorded from 2012 onwards down to the lowest recorded levels in 2016. Industry and commercial CO<sub>2</sub> emissions have decreased by 82.4 Kt between 2012 and 2016 and domestic CO<sub>2</sub> emissions have decreased by 62.0 Kt over the same period.

**Figure 2.21:** Estimated per capita carbon dioxide emissions (tonnes of CO<sub>2</sub> per person) for Eastleigh Borough and Hampshire, 2005-2016



**Source:** Local and Regional CO<sub>2</sub> Emissions Estimates for 2005-2016, Department for Business, Energy & Industrial Strategy (published June 2018)

**Figure 2.22:** Estimated carbon emissions by source for Eastleigh Borough, 2005-2016<sup>10</sup>



**Source:** Local and Regional CO<sub>2</sub> Emissions Estimates for 2005-2016, Department for Business, Energy & Industrial Strategy (published June 2018)

## 2.7 Transport

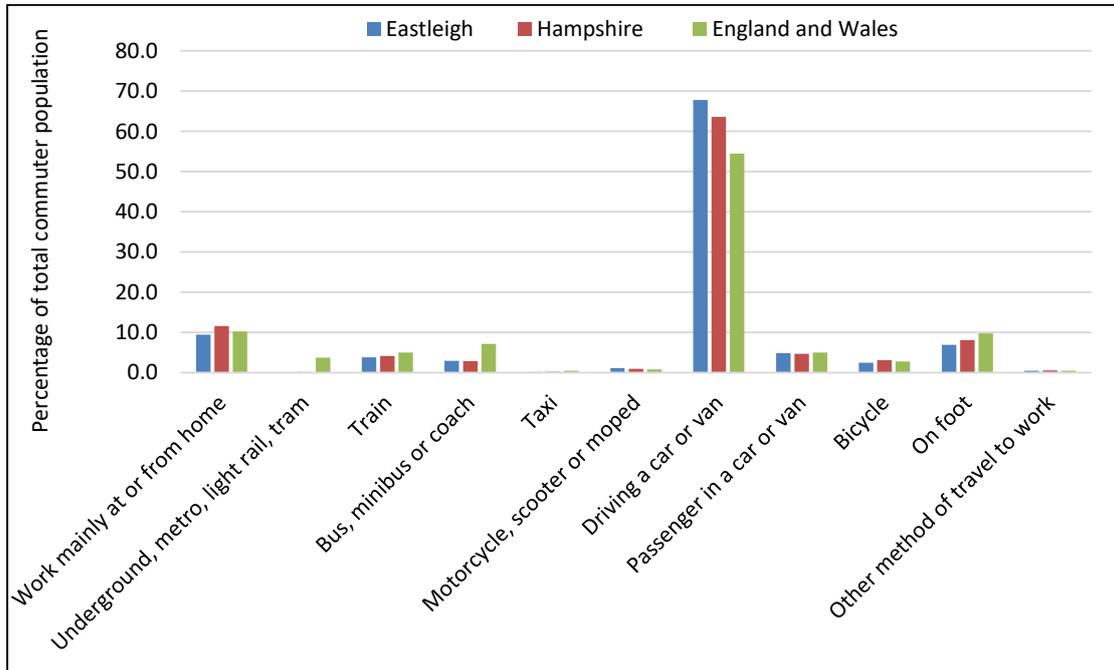
### Commuting and Peak Flows

- 2.7.1 Information from the 2011 Census demonstrated an 8% increase in the average distance travelled to the workplace since 2001. On average, commuters travelled 14.4km in 2011 compared to 13.3km in 2001, which suggests that residents are generally travelling a further distance to work. However, because the national (England & Wales) average commuting distance increased by 12% between 2001 and 2011 to 15km, it still exceeded the average commute within the Borough (Census, 2001 & 2011).
- 2.7.2 The Borough was a small exporter of labour in 2011, with a workplace ratio of 0.96 (Census, 2011). This means that more local residents commuted to workplaces outside the Borough than those commuting into the Borough for work. The balance of in-commuting and out-commuting was slightly different to that reported by the 2001 Census, when the Borough had a workplace ratio of 0.89, which meant that the Borough was a relatively larger exporter of labour in 2001 than in 2011. Overall, the net commuting outflow was around 3,350 persons in 2001 compared to 1,530 persons in 2011 (Census, 2001 & 2011).
- 2.7.3 Data from the 2011 Census shown in **Figure 2.23** shows that whilst driving a car or van to work is by far the most common mode of commuter travel at national, county and borough level, there are comparatively few people who travel as a passenger by car or van. This would suggest that the majority of commuter traffic is dominated by single occupant cars and

<sup>10</sup> CO<sub>2</sub> emissions within the scope of influence of the Local Authority have only been included, data for motorways and diesel railways have been excluded.

vans. Passengers in cars and vans follow the same trends locally and nationally, however the data shows a significantly higher percentage of people who drive to work within the Borough compared to national level.

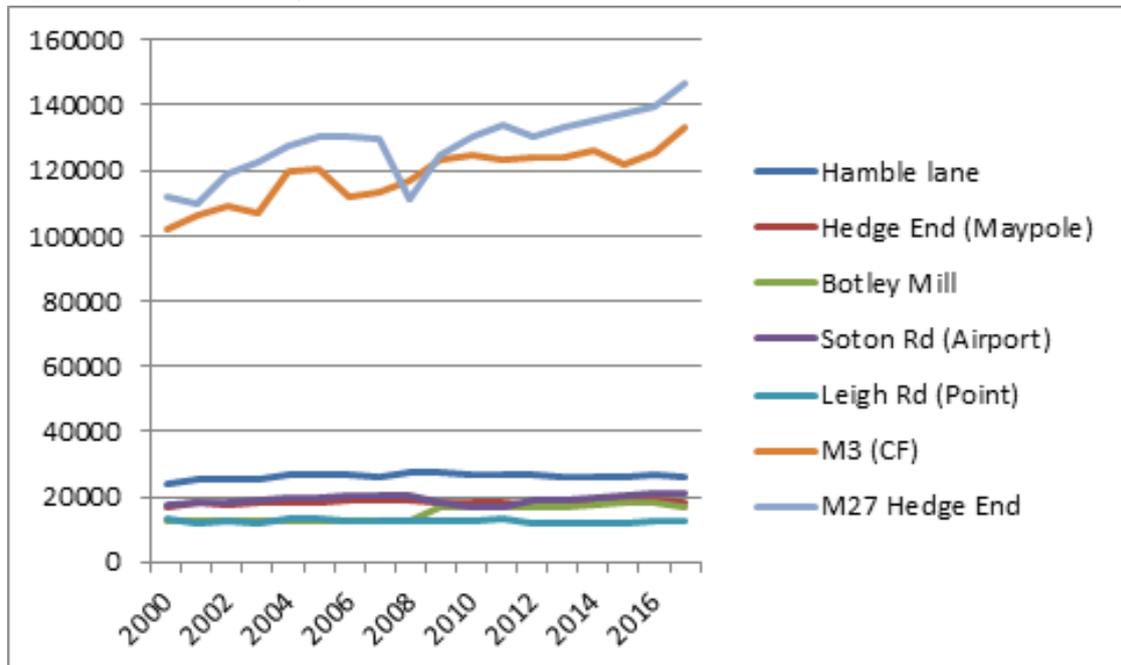
**Figure 2.23:** Comparison of modes of commuter transport at borough, county and national levels



Source: 2011 Census

2.7.4 **Figure 2.24** shows that the annual average daily flow in key corridors (all vehicle types) have shown a steady increase since 2000 on both the M3 and M27 but have largely remained around the same level on other key routes across the Borough.

**Figure 2.24:** Annual Average Daily Flow in key corridors (all vehicle types)



Source: Highways England (2017)

### Implications for the Local Plan:

- 2.7.5 Since 2001, both the number of residents and the number of total jobs has increased within the Borough. The emerging Local Plan (2016-2036) for the Borough will seek to accommodate the needs of an increasing population, especially as it ages and the needs for facilities and services change. A mix of dwelling types and sizes will also be required to meet the changing requirements that are expected to be brought about by the increase to the older population (65 years+). A range of affordable housing options are also required for those who cannot afford to buy.
- 2.7.6 The Borough's recent economic performance has been relatively strong and as a result future policies and proposals will need to sustain this by enabling the continued growth of businesses. Effort is still needed to increase the levels of business enterprise and local skills, and planning policies will need to complement these initiatives. Taking account of these implications, the emerging Local Plan (2016-2036) will need to identify sufficient employment land and contain appropriate policies to support the redevelopment and modernisation of business premises. Policies to support the development of education and training facilities will also be required.
- 2.7.7 Further growth in economic sectors that are associated with knowledge and high technology businesses would be desirable, to help improve the Borough's contribution to sub-regional economic objectives. Although the Borough has a reasonably diverse economic base, policies contained within a future Local Plan for the Borough will need to ensure that a range and choice of development sites are made available for the different requirements of local businesses and, where feasible, the strategic sectors highlighted by the Solent LEP (Local Enterprise Partnership).
- 2.7.8 Areas of deprivation could be supported by the provision of accessible employment opportunities, in addition to facilities for education and improved access to training needs. For all of the Borough's residents, it will be important to increase opportunities for using active transport modes and for physical recreation.
- 2.7.9 The increase in jobs within the Borough between 2001 and 2011 coupled with the reduction in out-commuting has previously suggested that residents have become more inclined to seek work locally. Job density figures for the Borough (0.92) are also higher than those recorded for Hampshire (0.84) and the South East (0.87) and have been for the majority of years this has been recorded since 2000 (**Source:** NOMIS – Official Labour Market Statistics). This provides further evidence to suggest that there are more likely to be jobs available for residents to work locally. The increase in the average commuting distance between 2001 and 2011 has previously suggested that workers are willing to travel in order to find suitable employment. Census data has also previously suggested that the most common means of commuter transport is by car, and that the majority of people drive with no passengers.
- 2.7.10 There are a range of natural and historic designations within the Borough and policies in the emerging Local Plan (2016-2036) will continue to protect these from inappropriate development. It is also likely that there will be further opportunities to enhance the contribution that these assets along with the built and natural environment can potentially contribute towards

the quality of life of the Borough's residents. Policies in the emerging Local Plan (2016-2036) will also continue the Council's objectives to reduce the emissions associated with new commercial and residential properties. This will be in line with the future air quality strategy for Eastleigh Borough.

## 3 PLANNING POLICY AND IMPLEMENTATION

### 3.1 *Local Development Scheme (LDS)*

3.1.1 One of the functions of the AMR is to monitor progress of the Council's Local Development Scheme (LDS).

3.1.2 The most recent LDS, adopted in December 2017, superseded the previous version published in September 2016. This revised version provides the opportunity to reconsider the deliverability of the timetable and evaluate the most effective way of delivering the Local Plan.

3.1.3 Since September 2016, in support of, and in relation to progressing the emerging Eastleigh Borough Local Plan (2016-2036) the following key events have taken place:

- At the December 2016 meetings of Cabinet and Council the strategic direction, engagement and technical work on the development proposals in Allbrook, North Bishopstoke and Fair Oak were endorsed and implemented, subject to further technical work being undertaken on the environmental and delivery constraints and risks.
- In July 2017 Cabinet recommended to Council that the approach to the emerging plan should include a Strategic Growth Option to the north and east of Bishopstoke and Fair Oak which would accommodate a new community of approximately 5,200 new homes and 30,000sq.m. of new employment and retail space as well as other facilities and supporting infrastructure including the provision of a new link road to the north of Allbrook, Bishopstoke & Fair Oak.
- In December 2017, Cabinet recommended to Council that, upon the completion of outstanding technical studies and the making of any necessary minor alterations to the draft text of the plan document, the emerging Local Plan (2016-2036) be subject to consultation under Regulation 19 and then submitted to the Secretary of State in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- In June 2018, the Chief Executive under delegated powers approved the commencement of the 'Regulation 19' consultation on the Eastleigh Borough Local Plan (2016-2036) to take place from 25 June to 6 August 2018. Notwithstanding the decision made by Council on 11 December 2017, in the interests of public transparency, it was also agreed that the Eastleigh Borough Local Plan (2016-2036) would be submitted to the Cabinet with a summary of the Regulation 19 consultation, prior to the submission of the Plan to the Planning Inspectorate.

3.1.4 Whilst outside the 2017/18 monitoring period, it is important to note that the above reflects the December 2017 version of the LDS which included a milestone for pre-submission consultation taking place during June and July 2018. It is also important to point out that the milestone for submitting the Local Plan (2016-2036) to the Secretary of State by the end of October 2018 has also been successfully achieved. Following submission, the timescales in moving towards the examination hearings will be led by an independent Planning Inspector. Further details of this and subsequent progress towards Local Plan adoption will be set out in the 2018/19 publication of the AMR. **Figure 3.1** provides a summary of progress on the emerging Local Plan (2016-2036) against the milestones published in the December 2017 LDS.

**Figure 3.1:** Emerging Local Plan (2016-2036) progress against key milestones set out in the Local Development Scheme (December 2017) up to October 2018

	Aug-17 – May 18	Jun-18 – Jul-18	Aug-18 – Sept-18	Oct-18	Nov-18 – Jan-19	Feb-19	Mar-19	Apr-19	May-19
Evidence Studies / Plan preparation / stakeholder engagement									
Publication/Pre-submission consultation (Reg 19)		*							
Process consultation representations			*						
Submission to Secretary of State (Reg 22)									
Examination (Regs 23 & 24)									
Examination (post-hearing processes) including Inspector's report to Council (fact check)									
Inspector's Final Report									
Preparation of Plan adoption documentation									
Adoption									

	Milestone achieved
	Future milestone not yet reached (as of October 2018) and subject to timescales led by an independent Planning Inspector

\* Timescales for the Pre-submission consultation (Regulation 19) extended into early August

\* Timescales for processing consultation responses extended into October 2018. However, the key milestone for submitting the Local Plan (2016-2036) in October 2018 was achieved.

### **3.2 Development Plan Documents (DPDs)**

#### **Eastleigh Borough Local Plan Review (2001-2011)**

- 3.2.1 The Plan was formally adopted by the Council on 25th May 2006. Many of the key proposals set out in the Plan have now been implemented particularly housing and employment allocations.
- 3.2.2 The Local Plan's policies would have expired 3 years after adoption unless the Secretary of State issued a direction to save them. In November 2008 Eastleigh Borough Council submitted a list of proposed Saved Policies to the Secretary of State with a request that these should be saved until they can be replaced by the new Local Development Framework. This included the majority of the policies in the adopted Local Plan (2001-2011). The Secretary of State issued a Direction on 14 May 2009 to save the policies as requested by the Borough Council.

#### **Eastleigh Borough Local Plan (2011-2029)**

- 3.2.3 The Local Plan (2011-2029) was submitted to the Planning Inspectorate in July 2014 and an Examination in Public (EiP) was held in November 2014. The Planning Inspector published his 'Preliminary Conclusions' on 26th November 2014 in which he identified a number of shortcomings relating to the identification of housing needs, housing requirement and land supply. Following this, the Planning Inspector advised that hearings planned for January/February 2015 were to be cancelled. The Council then determined on 18th December 2014 that work should begin on a new local plan for the period 2011-2036 and the Planning Inspector submitted his report on the Examination recommending non-adoption of the submitted Local Plan (2011-2029). The Council took the formal decision not to withdraw the Local Plan (2011-2029) and it has been used informally on a non-statutory basis to guide development decisions in the Borough in the meantime. All of the housing allocations proposed in the previously submitted Local Plan (2011-2029) are in the process of being implemented.

#### **Statement of Community Involvement (SCI)**

- 3.2.4 The current SCI was consulted upon and formally adopted on 30th November 2015. This document informs the consultation process on the emerging Eastleigh Borough Local Plan (2016-2036).

### **3.3 Planning Guidance**

- 3.3.1 Many of the Supplementary Planning Documents/Guidance (SPDs) have been saved as they relate to the saved policies of the adopted Local Plan (2001-2011).
- 3.3.2 A full list of adopted planning guidance can be found on the Council's website<sup>11</sup>.

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<sup>11</sup> <https://www.eastleigh.gov.uk/planning-and-building/planning-policy-and-implementation/planning-policy-guidance/supplementary-planning-documents>

### **3.4 Neighbourhood Development Plans**

- 3.4.1 The Localism Act 2011 creates the legal framework for the preparation of Neighbourhood Development Plans (NDP) (also known as a Neighbourhood Plan). Subject to satisfying the necessary regulation and processes the NDP will, upon adoption, form part of the Development Plan. Two areas in the Borough have sought designation to prepare Neighbourhood Plans; Bishopstoke & Botley.
- 3.4.2 Bishopstoke Parish Council submitted an application for designation of a Neighbourhood Area covering the parish of Bishopstoke. This was subject to public consultation ending on 18 September 2015 and no objections were received. Eastleigh Borough Council considered the application and approved the designation at a meeting of Cabinet on 29 September 2015.
- 3.4.3 Botley Parish Council submitted an application for designation of a Neighbourhood Area covering the parish of Botley. This was subject to public consultation ending on 30 November 2015. Eastleigh Borough Council considered the application and approved the designation at a meeting of Cabinet on 30 November 2015.
- 3.4.4 The designation of a Neighbourhood Area enables a Neighbourhood Plan to be prepared for the designated area. No Neighbourhood Plans have yet been made for either area and no further Neighbourhood Area applications were submitted during the monitoring period.

### **3.5 Community Infrastructure Levy (CIL)**

- 3.5.1 The Community Infrastructure Levy Regulations 2010 (as amended) came into force on 6 April 2011. On the 1st April 2015, the pooling of developer contributions secured through Section 106 of the Town and Country Planning Act 1990 were restricted and more powers were given to CIL meaning that opportunities to secure developer contributions would be very limited if CIL is not in place.
- 3.5.2 The Council completed consultation on the Draft Charging Schedule Modifications in August 2014 although this was not progressed further due to the requirement to prepare the new Local Plan. Since then, the Government has consulted on possible reforms to developer contributions with a particular focus on CIL in March 2018 and published its findings to these in October 2018. Further consultation on proposed changes was published by the Government in December 2018. The Council has decided not to progress with a CIL Charging Schedule at this time and will make a final decision on whether to proceed with this once the emerging Local Plan (2016-2036) is adopted.

### **3.6 Duty to Co-operate**

- 3.6.1 Section 110 of the Localism Act 2011 requires plan-making authorities to engage constructively, actively and on an on-going basis with regards to strategic and cross-boundary planning matters.

- 3.6.2 The authorities in south Hampshire (i.e. unitary authorities of Portsmouth, Southampton and Isle of Wight; Hampshire County Council and district authorities of Eastleigh, East Hampshire, Fareham, Gosport, Havant, New Forest, Test Valley and Winchester) had already established a system of cooperative working through the Partnership for Urban South Hampshire (PUSH) established in 2004.
- 3.6.3 PUSH has established structures for identifying development requirements and agreeing how these should be met across the sub-region, i.e. a distribution of new development across the constituent authorities and measures to monitor the outcomes of this process. These include working with and consulting the bodies listed under Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 3.6.4 In recognition of Part 8, Regulation 34 (6) of the Town and Country Planning (Local Planning) (England) Regulations 2012 local planning authorities are required to provide details of engagement with relevant bodies through the AMR. Eastleigh Borough Council has jointly worked with Partnership for Urban South Hampshire (PUSH) and Hampshire County Council on evidence base studies in support of Development Plan Documents and Supplementary Planning Documents. The Council is also working with neighbouring authorities and consultees on policy development and monitoring and on the emerging Local Plan (2016-2036).
- 3.6.5 In June 2016, PUSH completed a Spatial Position Statement covering the overall need for and distribution of development in South Hampshire. The Position Statement sets out development targets for the individual Councils within South Hampshire and forms a significant part of the statutory 'duty to co-operate' that Councils have with each other, and will inform the preparation of Local Plans by each Council within PUSH.
- 3.6.6 As part of the evidence base for the Local Plan, in January 2014, the South Hampshire Strategic Housing Market Assessment (SHMA) was published. The PUSH authorities (which include Eastleigh Borough Council) published the Objectively-Assessed Housing Need Update in April 2016, which provides an update of the work set out in the PUSH SHMA. The need for new employment floorspace was also initially identified through work undertaken on behalf of the PUSH authorities by Oxford Economics which looked at the need for new employment floorspace up to 2034. This was extended by GL Hearn's Economic and Employment Land Evidence Base Paper which includes an objective assessment of the need for new employment floorspace (in 'B' use class) over the period to 2036.

## 4 MONITORING PERFORMANCE OF THE SAVED POLICIES OF THE ADOPTED LOCAL PLAN (2001-2011)

### 4.1 Housing Provision

<b>Adopted Local Plan (2001-2011) Policy Objectives</b>	To ensure there is sufficient additional housing
<b>Saved Policies of the Adopted Local Plan (2001-2011)</b>	71.H, 72.H, 75.H-86.H (note that the policy for housing supply, 70.H, was not saved as it refers to out-of-date structure plan targets.)
<b>Sustainability Appraisal Objective</b>	Provide sufficient, housing to meet identified local needs, including affordability and special needs
<b>Targets</b>	Local Plan Review 2001-11 housing land supply targets considered out of date.  Provision of 3,150 new dwellings (630 per annum) between 04/2016 and 03/2021 (revised benchmark as of July 2016)

### Core Indicators CH1 & CH2: Plan Period & Housing Targets; and Past & Projected net Additional Dwellings

- 4.1.1 Councils are required, by the NPPF, to be able to demonstrate that they have sufficient land identified for housing to meet 5-years-worth of supply. The Council updates its 5-year supply position quarterly with the most recent published version dated March 2018 covering the five year period 1<sup>st</sup> January 2018 to 31<sup>st</sup> December 2022<sup>12</sup>. It demonstrates that the Council is able to demonstrate 5.52 years of supply, which is an increase on the 5.30 years as per the previous base date of 1<sup>st</sup> October 2017, and is the most up to date position within the parameters of this 2017-2018 AMR.
- 4.1.2 The increase in the 5-year supply to 5.52 years is due to the high level of completions in 2017/18 whereby 893 new dwellings were completed (204 dwellings of this total constituting affordable housing). The overall level of completions is the highest since the 2006/07 monitoring period with the overall level of affordable completions the highest since the 2009/10 monitoring period.
- 4.1.3 This position reflects the Council's proactive approach to housing delivery over recent years following a previously identified 5-year supply shortfall. Allocations proposed in the emerging Local Plan (2016-2036) including the proposed Strategic Growth Option on land north of Bishopstoke and land north and east of Fair Oak, land to the west of Horton Heath plus allocations which have been rolled forward from the previously submitted

<sup>12</sup> Eastleigh Local Plan – Housing Land Supply Position. Available from: [https://www.eastleigh.gov.uk/media/2874/five-year-housing-land-supply-position\\_1st-january-2018-base\\_final.pdf](https://www.eastleigh.gov.uk/media/2874/five-year-housing-land-supply-position_1st-january-2018-base_final.pdf)

Local Plan (2011-2029) will be important for ensuring a five year supply of deliverable housing sites is maintained.

4.1.4 The Council is proposing 14,580 new dwellings over the period of the emerging Local Plan (2016-2036) which would equate to 729 dwellings per annum.

4.1.5 A summary of the position at 31<sup>st</sup> March 2018 is set out in **Table 4.1** below.

**Table 4.1:** Housing land supply position (as of April 2018)

Plan/Strategy	Requirement 1 January 2018 to 31 December 2022 (dwellings)	Calculation (Supply/yearly housing requirement)	Supply position (years)
PUSH SHMA requirement (20% buffer & Sedgefield method)	5,689 (1,138 per annum over 5 years)	6,103/1,105	5.52

**Source:** GL Hearn (2018)

4.1.6 A more detailed explanation of the calculation of 5-year supply at 31<sup>st</sup> March 2018 is set out in **Appendix 1**.

4.1.7 The NPPF also requires that local plans should be able to demonstrate that they make provision for 5-year supply at the anticipated date of adoption of the local plan. The Council has commissioned a 'projected-forward' calculation of 5-year supply starting with a base date of 1<sup>st</sup> April 2019 (looking to the 31<sup>st</sup> March 2024) based on the emerging Local Plan (2016-2036) housing requirement which equates to an annualised figure of 729 dwellings per year. This document demonstrates that the Council will be able to show provision of 7.8 years' worth of supply against the local plan housing target at 1<sup>st</sup> April 2019<sup>13</sup>.

<sup>13</sup> Eastleigh Local Plan – Housing Implementation Plan , Available from: <https://www.eastleigh.gov.uk/media/3402/final-housing-implementation-plan.pdf>

## 4.2 Mixed and Sustainable Communities

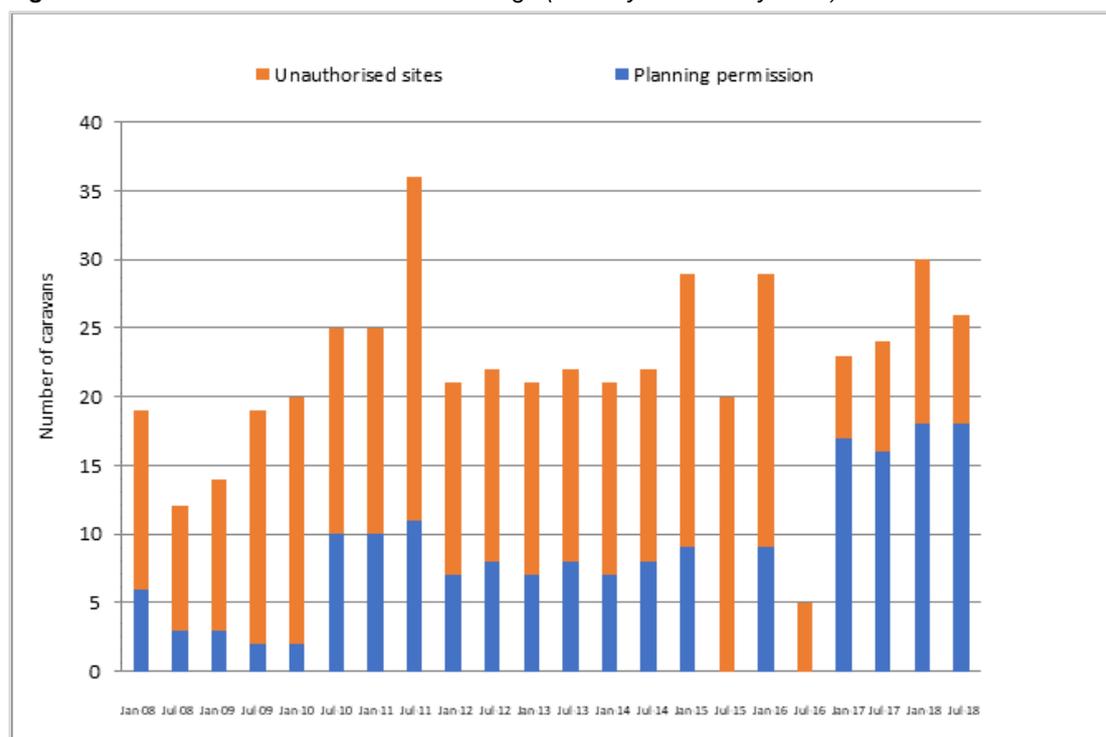
<b>Adopted Local Plan (2001-2011) Policy Objectives</b>	Ensure that the housing policies [of the Local Plan] create or maintain mixed and balanced communities, and that they address the needs of all sections of the community including those in need of affordable housing
<b>Saved Policies of the Adopted Local Plan (2001-2011)</b>	73.H, 74.H, 87.H
<b>Sustainability Appraisal Objective</b>	Provide sufficient, housing to meet identified local needs, including affordability and special needs
<b>Target</b>	<ul style="list-style-type: none"> <li>• 150 affordable dwellings per annum (2012-2017) (Eastleigh Borough Housing Strategy)</li> <li>• 5 permanent pitches for gypsies and travellers, and 3 plots for travelling show-people between 2016 and 2036<sup>14</sup></li> <li>• Open-market housing: 38% small (2 bed and less) and 62% larger dwellings (3 bed or more)</li> <li>• Affordable housing: 76% small and 24% larger dwellings to be delivered between 2011-2036 (South Hampshire Strategic Housing Market Assessment, 2014).</li> </ul>

### Core Indicator CH4: Additional Gypsy & Traveller Pitches & Local Indicator L1: Net Additional Travelling Show-people Pitches

- 4.2.1 The Gypsy Traveller and Travelling Show-people Accommodation Assessment 2017 provides an evidence base to enable Eastleigh Borough Council to comply with its requirements towards gypsies, travellers and travelling show-people under the Housing Act 1985, the National Planning Policy Framework 2012, Planning Policy for Traveller Sites 2015 and the Housing and Planning Act 2016. The main objective of this assessment is to provide the Council with robust, and up-to-date evidence which can be used to inform the preparation of site allocation and criteria-based policies for Gypsies, Travellers and Travelling Showpeople for the emerging Local Plan (2016-2036) based on the new planning definitions.
- 4.2.2 The degree to which the target number for provision of pitches and plots in the Borough has been met is assessed through indicators comprising: the numbers of additional Gypsy Traveller and Travelling Show-People pitches and/or dwellings permitted. Two sources of data are used, the DCLG Caravan Count (**Figure 4.1**), and records of planning permissions (**Table 4.2**).
- 4.2.3 The Traveller Caravan Count is a statistical count of the number of caravans sited on both authorised and unauthorised sites across England on a specific date in January and June each year. This provides a useful baseline of the trends of travelling community population within the Borough. However, the count includes caravans and not households and is therefore difficult to interpret for households. The survey is a 'snapshot in time' conducted by the Local Authority on a specific date twice per year. **Figure 4.1** illustrates the results of these surveys.

<sup>14</sup> Eastleigh Gypsy and Traveller Accommodation Assessment (February 2017)

**Figure 4.1: Traveller Caravan Count for Eastleigh (January 2008 – July 2018)**



Source: DCLG 2018

4.2.4 The primary data source for assessing if the target identified has been met is records of planning permissions granted by the Council. The number of planning permissions granted which resulted in a permanent gypsy and traveller pitches since 2006 are shown in **Table 4.2** below.

**Table 4.2: Permitted travelling communities planning applications 2006-2018**

Monitoring year	Applications permitted	Number of pitches	Application details
2017-2018	1	2 (already approved as per application reference F/15/77176 below)	F/17/79859 – The Old Fairground, Botley Road, Bursledon) – Use of land to form 2no. permanent plots for use by travelling show people, including storage for vehicles, up to 12 caravans and associated equipment, and the creation of a new access road from Bursledon Road and service road
2016-2017	1	n/a	X/14/75277 – Homeleigh, Stroudwood Lane, Lower Upham, Southampton, SO32 1HG - Variation of condition 1 to comply with definition of gypsies & traveller sites within DCLG - planning policy for traveller sites - August 2015 & relief of condition 3 to allow permanent siting of timber chalet of appeal decision APP/W1715/A/10/213780 (X/09/66043) - PERMIT (01/01/2017)
2015-2016	1	2	F/15/77176 - Use of land to form 2 no. permanent plots for use by travelling show people including storage for vehicles, up to 12 caravans and associated equipment, and access roadway and landscaping – The Old Fair Ground, Junction of Botley Road/Bursledon Road, Bursledon – PERMIT (28/01/2016)
2014 - 2015	0	n/a	n/a
2013 - 2014	1*	1	X/13/72016: Costalot Stables, Blind Lane - Relief of condition 1 of planning permission F/11/68768 (retention of mobile home for use by 1No. Gypsy family and associated structures comprising of an annexe and sheds) to allow the use to be permanent
2012 - 2013	0	n/a	n/a
2011 - 2012	0	n/a	n/a
2010 - 2011	1	3	F/10/66559: Bay Farm, Grange Road – Change of use of land to gypsy caravan site accommodating 3no. mobile homes, 3no. touring caravans and 3 day rooms
2009 - 2010	1	2	F/09/66165 : Ridge Farm, Grange Road - Change of use of

Monitoring year	Applications permitted	Number of pitches	Application details
			land from agriculture to a retain mixed use of agriculture & a private gypsy caravan site (2 pitches) and associated hard standing
2008 - 2009	1	3	F/08/62837: Home Farm, Grange Road - Change of Use of land to long stay caravan site for 3no. Caravans and ancillary hardstanding and day room
2007 - 2008	0	n/a	n/a
2006 - 2007	0	n/a	n/a
<b>Total</b>	<b>6</b>	<b>11</b>	
<p>*In addition to this, approval of a variation of conditions was granted in 2013 (X/13/72534). The original permission for the site was for a specific family of the travelling community. The approval of this variation of conditions opens up use of the site to the wider travelling community.</p> <p>* There was also an additional application which was for relief of condition (in relation to an already approved mobile home which was to allow for its retention in a different position to that approved) – (X/15/72655 – Mobile home at Costalot Stables, Blind Lane, West End).</p>			

Source: Eastleigh Borough Council

4.2.5 Since April 2006, permission has been granted for 9 pitches across 5 sites for gypsies and travellers. This has exceeded the target of 4 permanent pitches for gypsies and travellers between 2006 and 2016. One application was also received and granted for two Travelling Showpeople plots at the Old Fairground, Botley Road (see **Table 4.2** above).

4.2.6 The Eastleigh Gypsy, Traveller and Travelling Showpeople Accommodation Assessment 2017 identifies the need for 5 additional pitches for Gypsy and Travellers households and 3 additional pitches for Travelling Showpeople households in Eastleigh between 2016 and 2036. Although the Gypsy and Traveller need was recorded to have fallen to 3 pitches in the previous AMR as two of the unauthorised sites (Homeleigh, Lower Upham and Land adjacent to Woodleigh, Bursledon) received planning permission. The emerging Local Plan (2016-2036) proposes a number of site allocations to meet identified Gypsy, Traveller and Travelling Showpeople's needs.

### Core Indicator CH5: Affordable Housing Completions

4.2.7 As **Figure 4.2** and **Table 4.3** below indicate, since 2006/07 and 2017/18 a total of 1,503 net additional units of affordable housing have been delivered in the Borough. There were 204 net affordable housing completions in 2017/18, this being the highest annual delivery rate since 2009/10. The provision of affordable housing as a key prosperity issue for the Borough.

4.2.8 The Council's Affordable Housing SPD was adopted in July 2009, and from 1 April 2010 it required sites of 5-14 dwellings to include a 20% element of affordable housing. The level of affordable housing completions as a proportion of net completions was 23% in 2017/18. This is down from 33% in 2016/17 and marginally above 22% which was recorded in 2015/16.

4.2.9 In July 2017, in support of work undertaken on the emerging Local Plan (2016-2036), the Council published an Affordable Housing Assessment (2017)<sup>15</sup>. This identified a need for the provision of 3,300 affordable dwellings over the twenty-year plan period 2016-2036 equating to a target of 165 units per year.

<sup>15</sup> Affordable Housing Assessment (2017). Available from:

<https://www.eastleigh.gov.uk/media/2533/draft-affordable-housing-assessment-july-2017.pdf>

**Figure 4.2:** Affordable housing completions in Eastleigh Borough 2006/07 to 2017/18



**Source:** Hampshire CC and Eastleigh BC Land Monitoring 2018

**Table 4.3:** Affordable Housing Completions 2006/07- 2017/18

	Net Affordable Housing Completions	Net Total Housing Completions	Affordable Housing Completions as Proportion of Net Completions (%)
2017/2018	204	893	23
2016/2017	181	517	35
2015/2016	103	458	22
2014/2015	-48	145	0 (-33)
2013/2014	116	394	29
2012/2013	10	275	4
2011/2012	197	402	49
2010/2011	85	361	24
2009/2010	209	434	48
2008/2009	142	516	28
2007/2008	122	417	29
2006/2007	182	742	25

**Source:** Hampshire County Council Land Supply & Eastleigh Borough Council Housing Services, 2018

4.2.10 The emerging Local Plan (2016-2036) subsequently proposes that the Council will support the provision of an average 165 (net) new affordable homes per annum as part of the overall net additional homes provided each year (2016-2036). It also proposes a target of 35% affordable housing as part of new housing developments, where such a proposal comprises sites of 0.33 hectares or more and on sites with, or capable of accommodating, 11 dwellings or more dwellings; or if it comprises a maximum combined gross floorspace of more than 1,000sq.m. Exceptions to these policy requirements will only be allowed if it can be demonstrated that they would have an unacceptable impact on the economic viability of the proposed scheme.

## **Local Indicator L2: Average Size of Completed Dwellings & Local Indicator L3: Average Mix of Completed Dwellings**

- 4.2.11 The NPPF confirms that a mix of housing types and sizes should be provided for, in order to meet the different needs within communities. The Strategic Housing Market Assessment (2014) states that across the sub-region there is an expectation that the focus of new market housing will be two and three bedroom properties, whilst affordable housing delivery is likely to be more focussed on one and two bedroom properties.
- 4.2.12 With regards to open market dwellings completed in 2017/18, 26% were categorised as small (2-bedroom or less) and 74% were categorised as large (3-bedrooms or more). This compares with, 43% of open market dwellings being categorised as small (2-bedroom or less) and 57% categorised as large (3-bedrooms or over) being completed in the period between 2011/12 and 2016/17. The South Hampshire SHMA, produced on behalf of PUSH, contains targets for delivery of these dwelling sizes across this tenure as being 38% and 62% respectively, up until 2036.
- 4.2.13 As for the delivery of affordable housing in 2017/18, 56% of new dwellings delivered in Eastleigh were categorised as affordable small and 44% of new dwellings were categorised as affordable large. This compares with 69% of new dwellings categorised as affordable small and 31% of new dwellings categorised as affordable large being completed in the period between 2011/12 and 2016/17. The targets contained within the SHMA require the delivery of these dwelling sizes across this tenure of 76% and 24% respectively. The provision of affordable housing within Eastleigh since 2011 has continued a trend to move away from these targets in the latest 2017/18 figures.

## **Local Indicator L5: Older Persons Accommodation Completed**

- 4.2.14 The projected increase in the elderly population of the Borough will have implications for the type of housing required. The Council has prepared a supplementary planning document: 'Accommodation for Older People and Those in Need of Care'<sup>16</sup> adopted in May 2011 which provides further guidance for assessing planning applications for elderly people's accommodation, e.g. sheltered and extra care housing, residential homes, care homes, and assisted living. It provides guidance on appropriate locations and key features which should be included with such developments.
- 4.2.15 The ORS Affordable Housing Assessment (July 2017) identifies that the population in older age groups in the Borough is projected to increase substantially over the period of the emerging Local Plan (2016-2036), with over two thirds of the population growth projected to be aged 65 and over and almost half projected to be 75+. This includes an estimate for the provision of specialist older person housing over the plan period as shown in **Table 4.4**:

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<sup>16</sup> Accommodation for Older People and Those in Need of Care SPD. Available from: <https://www.eastleigh.gov.uk/media/2391/accommodation-for-elderly-people-and-those-in-need-of-care.pdf>

**Table 4.4:** Benchmark Figures for Specialist Older Person Housing Needs in Eastleigh Borough for over 75s 2016-2036

2016-36	More Choice, Greater Voice toolkit			SHOP resource pack		
	Owned	Rented	Total	Owned	Rented	Total
2016 Total	1,090	920	2,020	1,790	1,020	2,810
2036 Total	2,030	1,720	3,750	3,340	1,900	5,240
Total change 2016-36	940	800	1,740	1,540	880	2,420
Percentage of OAN	9.3%	7.9%	17.2%	15.2%	8.7%	24%

**Source:** Housing Learning and Improvement Network's 'SHOP' toolkit, 2017

4.2.16 The toolkits indicate that provision should be made of between 17% and 24% of the OAN to specialist older person housing to accommodate the ageing population. This represents a very high figure and a significant step up in provision for Eastleigh, but it does not reflect local circumstances such as the impact of a growing older person population in the area. Further information is available in the ORS Affordable Housing Assessment (July 2017)<sup>17</sup>.

4.2.17 No new older person's accommodation was granted planning permission during the 2017/18 monitoring period. However, a number of older persons accommodation schemes were being progressed over the 2017/18 monitoring period with the following yet to be complete as of 1st April 2018:

- **F/16/78015** - Land at Pavilion Road, Hedge End - Erection of 70-bed care home (Use Class C2) parking, access, diversion of footpath and associated works – PERMIT (13/09/2016)
- **F/16/78228** - Hamilton House, Gaters Mill, Mansbridge Road, Southampton, SO18 3JD - Construction of 80 bed care home with associated car parking, amenity space, 2.4 metre high boundary fence and landscaping with alterations to existing access following demolition of existing building – PERMIT (23/12/2016)
- **F/16/79381** – 93 Station Road, Netley Road, SO31 5AH - Change of use from residential dwelling (C3) to an 8 bedroom residential assisted living facility (C2). First floor extension to rear & alteration to fenestration – PERMIT (14/02/2017)
- **F/15/77022** – Land adjacent to Penarth House, Otterbourne Hill, Eastleigh – Erection of dementia care centre comprising 64no. care beds and 20no. 1 & 2 bed supported apartments with associated access off Otterbourne Hill, car parking, amenity space, boundary treatments and landscaping – PERMIT (10/11/2015)<sup>18</sup>

4.2.18 The following planning permission was also completed over the course of the 2017/18 monitoring period:

<sup>17</sup> Affordable Housing Assessment (July 2017) – As follows:

<https://www.eastleigh.gov.uk/media/3396/ors-affordable-housing-assessment-july-2017.pdf>

<sup>18</sup> This facility will provide care and support for older individuals and couples living with dementia.

- **F/13/73226** – The Mount Hospital, Church Road – Erect 51 assisted living units as an extension to Bishopstoke Park Retirement Community

### Local Indicator L7: Self-Build and Custom Housebuilding

- 4.2.19 The Self-Build and Custom Housebuilding (Register) Regulations 2016 came into force in April 2016. This implemented the provisions of the Self-build and Custom Housebuilding Act 2015. The Act requires local planning authorities ‘to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects’. In addition, local authorities must have ‘regard to those registers in carrying out planning and other functions’.
- 4.2.20 In October 2016, the Self-Build and Custom Housebuilding Regulations 2016 updated and revoked the (Register) Regulations, and the Self-Build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016 came into effect. The latter places a duty upon local authorities to grant ‘suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority’s area’.
- 4.2.21 Although self-build or custom-build housing does not form part of the existing development plan, Planning Practice Guidance (2017) encourages local planning authorities to report within their AMR’s headline data on the demand for self-build and custom housebuilding. This is to support development opportunities and to increase awareness surrounding the demand for self-build and custom housebuilding in the local area.
- 4.2.22 **Table 4.5** shows the total number of entries over successive base periods from the time the register was first established in July 2015. The register constitutes those who have registered or expressed an interest in developing self-build residential projects. This in turn allows those on the register to be updated by the Council of when suitable plots within the Borough become available. Under Section 10 ‘Duty to grant planning permission etc’ of the Housing and Planning Act 2016, the Council must give suitable development permission to enough serviced plots of land to meet the demand for self-build and custom housebuilding within the Borough.

**Table 4.5** Self-Build Register Entries

Base Period	1 (1/4/16 - 30/10/16)	2 (31/10/16 – 30/10/17)	3 (31/10/17 30/10/18)
Number of individuals added to register	10	18	15

**Source:** Eastleigh Borough Council 2018

- 4.2.23 The emerging Local Plan (2016-2036) includes policy content which states that residential sites where possible should include provision for self and custom build development. There was one known planning application for a self-build plot which was received and granted planning permission during base period 3. The Council estimates that the number of dwellings suitable for self-build was 7 dwellings in base period 3 and 6 dwellings in base period 2 and that this was based on the permitted developments for one dwelling and national estimates on the proportion of likely self-build.

### **Implications for the Local Plan:**

- 4.2.24 Local Plan policies will need to continue to seek affordable housing and a range of dwelling sizes and types to meet local needs of present and future residents of the Borough in order to maintain mixed and sustainable communities. Policies must also be flexible to respond to changes in market conditions.
- 4.2.25 The Housing Implementation Plan (June 2018) sets out the need for the size and type of future dwellings; whilst the Accommodation for Older People SPD will ensure that specific needs are met. With an ageing population, it is important that the Plan makes provision for the differing needs and aspirations of older people and those with disabilities. Providing for high quality, accessible and adaptable developments, which can meet the changing aspirations of generations, is vital to ensure that our communities are well balanced and sustainable.

### 4.3 Efficient Use of Land

<b>Adopted Local Plan (2001-2011) Policy Objectives</b>	Ensure that as many of the necessary (new) dwellings as possible will be accommodated within existing built-up areas or on land already committed for development
<b>Saved Policies of the Adopted Local Plan (2001-2011)</b>	No relevant policy regarding previously developed land, however policy 72.H refers to dwelling densities (efficient use of land)
<b>Sustainability Appraisal Objective</b>	Protect and conserve natural resources.
<b>Targets</b>	Density of at least 30 dwellings per hectare

#### Core Indicator CH3: New & Converted Dwellings on Previously Developed Land (PDL)

4.3.1 The NPPF requires that planning policies and decisions encourage the effective use of land by re-using land that has been previously developed. **Table 4.6** below shows that during 2017/18, 32% of dwellings provided through conversions or re-developments took place on PDL. This is the lowest total since 2014/2015 and demonstrates that a continued supply of previously developed land is finite.

**Table 4.6:** New and converted Dwellings net completions on PDL (2005-2017/18)

	2005 /06	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18
% New and converted Dwellings on PDL	97.5	88.4	44.3	35.4	72.3	33	65.3	47	57	28	61	53.7	32.1

**Source:** Hampshire County Council land supply monitoring, 2018

#### Indicator L6: Densities of Completed Dwellings

4.3.2 Policy 72.H of the adopted Local Plan Review (2001-2011) requires residential developments to achieve optimum densities. 30 dwellings per hectare is generally accepted as a yardstick for reasonable development density. Since the 2011/12 monitoring period, as shown in **Table 4.7**, the proportion of dwellings completed at a density of less than 30 dwellings per hectare has increased year-on-year with 65.3% of completions in 2017/18 completed at a density of less than 30 dwellings per hectare. This can be partly explained through the increase in greenfield housing completions and fewer completions on previously developed sites which tend to be developed at higher densities.

**Table 4.7:** Densities of completed dwellings (%) 2006/07-2017/18

	2006 /07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18
<30 Dwellings per Hectare	8.9	38.2	5.9	6.6	24.3	8.9	10.1	22.2	25.2	36.1	50.4	65.3
Between 30 and 50 Dwellings per Hectare	16.6	27.9	51.5	30.4	59.4	61.2	55.5	56.4	69.4	44.2	33.9	28.6
>50 Dwellings per Hectare	74.5	33.8	42.6	79.9	16.3	29.9	34.4	21.4	5.4	19.7	15.7	6.1

**Source:** Hampshire County Council Land Supply Monitoring, 2018

### **Implications for the Local Plan:**

- 4.3.3 The supply of previously development land is finite, so it is difficult to ensure that there will be high levels of development in the future on previously developed land.
- 4.3.4 The Council updated its SLAA during 2017 which has informed the selection of sites to be allocated and prioritised in the emerging Local Plan (2016-2036). The Government also announced during 2017 that local authorities should, by 31<sup>st</sup> December 2017, prepare and publish Brownfield Land Registers which identify previously developed land which is considered suitable for development. Local planning authorities are required to review their Brownfield Land Registers at least once a year. The Council's latest Brownfield Land Register can be found on the Council's website<sup>19</sup>. This shows that there is insufficient previously developed land available for meeting the Council's development targets as set out in the emerging Local Plan (2016-2036).
- 4.3.5 The emerging Local Plan (2016-2036) is proposing that a minimum density of 40 dwellings per hectare (net) should be achieved in urban areas unless site constraints or local character justify a lower density and that in areas with good access to public transport and other services and amenities, higher densities will be sought.

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<sup>19</sup> Eastleigh Borough Council Brownfield Land Register, available from: <https://www.eastleigh.gov.uk/planning-and-building/planning-policy-and-implementation/brownfield-land-register>

## 4.4 Employment

<b>Adopted Local Plan (2001-2011) Policy Objectives</b>	<ul style="list-style-type: none"> <li>• Avoidance of too little or too much economic growth, balancing growth with the needs of the labour force.</li> <li>• Improve economic competitiveness.</li> <li>• Reduce the need to travel by car.</li> <li>• Prioritise the redevelopment of urban sites.</li> <li>• Locate office development in town centres.</li> <li>• Secure premises for 'start-up' firms.</li> <li>• Promote social inclusion.</li> </ul>
<b>Saved Policies of the Adopted Local Plan (2001-2011)</b>	109.E, 111.E, 112.E, 113.E, 114.E, 117.E, 118.E
<b>Sustainability Appraisal Objective</b>	Develop a dynamic and diverse economy.
<b>Targets</b>	– 114,000sq.m. of net additional employment floorspace in the period 2011-2034 (PUSH Spatial Position Statement (June 2016))

### Core Indicators BD1 & BD2: Change in Employment Floorspace (Overall and on Previously Developed Land)

- 4.4.1 Saved policies within the Local Plan Review (2001-2011) seek to retain sites in employment use to secure a diverse choice of employment (policies 117.E and 118.E). In 2016, the Partnership for Urban South Hampshire (PUSH) published more up-to-date targets that propose a total of 114,000sq.m. net additional employment floorspace within the Borough, over the period 2011-2034. This target comprised of 40,000sq.m. of B1 (a) (office) floorspace and 74,000sq.m. of B1 (b-c), B2 and B8 floorspace (light industrial, general industrial and storage and distribution respectively). These targets were agreed as part of a joint framework to inform and support the preparation of local plans across south Hampshire (the PUSH Spatial Position Statement (June 2016)).
- 4.4.2 The Council is proposing to pro rata the 114,000sq.m. target over a further two years so that it takes account of the timeframe of the emerging Local Plan which will run to 2036. The baseline target has therefore been recalculated to be 124,000sq.m.<sup>20</sup>.
- 4.4.3 The emerging Local Plan (2016-2036) is proposing 144,050sq.m. of new employment floorspace which is over and above the baseline pro rata'd target of 124,000sq.m. This is because net losses were higher than net completions over the period between 2011/12 and 2015/16. This residual requirement has been further updated to 153,165sq.m.<sup>21</sup> so that net completions and losses are accounted for up to the end of the 2017/18 monitoring period. The amount of employment development in terms of net completions within the Borough from 2011/12 onwards is shown in **Table 4.8**.

<sup>20</sup> Rounded up from 123,914sq.m.

<sup>21</sup> This updates the calculations included in the Employment Land Supply Local Plan Background Paper (June 2018)

**Table 4.8:** Delivery of employment floorspace completions

Parish	Net B Class Floorspace Completions (sq.m.) 2011/12-2016/17	Net B Class Floorspace Completions (sq.m.) 2017/18
Chandler's Ford	-11,856 <sup>22</sup>	13,172
Eastleigh	2,158	0
Fair Oak & Horton Heath	600	0
Hamble	4,121	0
Botley	350	0
Hedge End	6,678	-214
West End	1,905	0
<b>All parishes</b>	<b>3,956</b>	<b>12,958</b>

**Source:** Hampshire County Council land monitoring

4.4.4 In order to meet the calculated residual requirement of 153,165sq.m. of employment floorspace, an average completion rate of 8,509sq.m. is required per annum between the 2018/19 and 2035/36 monitoring periods. However, the average annual completion rate between 2011/12 and 2017/18 is recorded to be 2,416sq.m.

4.4.5 For the 2017/18 monitoring period 12,958sq.m. of net additional employment floorspace has been completed in the Borough. This is significantly higher when compared to previous monitoring periods and can largely be put down to the redevelopment of three industrial units at Alpha Park in Chandler's Ford (13,812sq.m.). The employment floorspace lost through redevelopment for employment uses during 2017/18 was due to redevelopment at Hamilton Business Park and the demolition of ancillary offices and proposed erection of a warehouse in Chandler's Ford (Unit 5, Reliant Close). The distribution of employment floorspace completions for 2017/18 is shown in **Table 4.9** below.

**Table 4.9:** Employment floorspace completions 2017/18

Use Class	Previously developed land?	Gross Floorspace Completed (m <sup>2</sup> )	Losses (m <sup>2</sup> )	Net Additional Floorspace Completed (m <sup>2</sup> )
B1a Offices	No completions	0	0	0
B1b: Research & Development	No completions	0	0	0
B1c: Light Industry	No completions	0	0	0
B2: General Industrial	No completions	0	0	0
B8: Storage & Distribution	Yes	0	3,526	-3,526
Mixed B1-B8 (unable to split)	Yes	16,484	0	16,484
<b>All B Class</b>	<b>Yes</b>	<b>16,484</b>	<b>3,526</b>	<b>12,958</b>

**Source:** Hampshire County Council land monitoring

<sup>22</sup> Please note that the employment figures have been retrospectively updated to account for a recorded loss of employment floorspace at Alpha Business Park, Chandler's Ford.

4.4.6 In addition to losses of floorspace through redevelopment of employment sites for new employment uses, floorspace was also lost as employment sites which were redeveloped for non-employment uses (usually residential development). Such losses were focussed on the parishes of Bursledon, Hedge End and West End and the un-parished area of Eastleigh. These 'non-employment' losses of floorspace are shown in **Table 4.10**.

4.4.7 Between 2011/12 – 2017/18 Eastleigh Borough had lost 46,079sq.m. of employment floorspace to non-employment uses with 3,494sq.m. of this floorspace lost during 2017/18 monitoring period. 3,330sq.m. of this was due to redevelopment for an 80 bed care home (Hamilton House, Mansbridge Road, West End). 164sq.m. of the 3,494sq.m. lost during 2017/18 was due to a prior notification to convert B1a offices into 5 flats (44 Leigh Road, Eastleigh). Anticipated future losses to non-employment uses total 37,629sq.m. Much of this (18,800sq.m.) can be put down to the anticipated loss of the Drapers Tools site on Hursley Road, Chandler's Ford to 130 dwellings and a care home.

**Table 4.10:** Losses of employment floorspace to other uses 2011/12-2017/18

Use Class	Total loss to non-employment uses (sq.m.) 2011/12-2017/18
B1a: Offices	3,402
B1b: Research & Development	300
B1c: Light Industry	230
B2: General Industrial	28,019
B8: Storage & Distribution	2,333
Mixed B1-B8 (unable to split)	11,795
<b>All B use classes</b>	<b>46,079</b>

**Source:** Hampshire County Council land monitoring

4.4.8 **Table 4.11** below provides information on the losses of employment floorspace that have occurred through the grant of prior approval between 2013/14 and 2017/18. This includes 164sq.m. of the 3,494sq.m. of employment floorspace losses that were recorded in 2017/18 as noted in paragraph 4.4.6 above. The Council will continue to monitor losses of employment floorspace arising through the grant of prior approval.

**Table 4.11:** Employment floorspace lost through granting of prior approval

Location	Proposal	Use Class	2013/14	2014/15	2015/16	2016/17	2017/18
Mariners House, High Street, Hamble-le-Rice	Prior notification – Convert B1a offices into 2 flats and 1 house	B1(a)			200		
The Mall, 120 Winchester Road, Chandlers Ford	Prior notification – Convert B1a offices into 5 flats	B1(a)		317			
38-40 Leigh Road, Eastleigh	Prior notification – Convert B1a offices into 8 flats	B1(a)				458	
Grayton House, 26a High Street, Eastleigh	Prior notification – Convert B1 offices into 8 flats	B1	600				
44 Leigh Road	Prior notification – Convert B1a offices into 5 flats	B1(a)					164
<b>TOTAL FLOORSPACE LOST:</b>			<b>600</b>	<b>317</b>	<b>200</b>	<b>458</b>	<b>164</b>

**Source:** Eastleigh Borough Council Employment Land Supply Background Paper (June 2018)

### Core Indicator BD3: Employment Land Available by Type

- 4.4.9 Available employment land is defined as land allocated for employment purposes or land that has extant planning permission. The Council published an updated Employment Land Supply Background Paper in June 2018. This paper concludes that sufficient land is allocated and available for employment use based on availability figures for 2016/17.
- 4.4.10 In further updating so that the latest situation is accounted for, there is 43,155sq.m. of permitted employment floorspace (net) within the Borough, as well as 83.92 hectares of available employment land through allocated and permitted sites as of 31st March 2018. 54.74 hectares of this available employment land is that which constitutes existing allocations. **Table 4.12** provides a breakdown of this permitted floorspace and permitted and allocated employment land.

**Table 4.12:** Employment land available by type (2018)

Use Class	Outstanding planning permissions (sq.m.) (net)	Total available employment land (Ha) (permissions and allocations)
B1a-c (unable to split)	6,291	29.02
B1-B8 (unable to split)	32,693	48.03
B1a	-942	0.39
B1b	0	0
B1c	265	1.03
B2	2,170	3.12
B8	2,678	2.33
<b>TOTAL</b>	<b>43,155</b>	<b>83.92</b>

**Source:** Hampshire County Council land monitoring

- 4.4.11 Saved policies 111.E and 112.E of the Eastleigh Local Plan Review (2001-2011) were carried forward into the previously submitted Local Plan (2011-2029). Some sub-regionally significant employment allocations are being carried forward through the emerging Local Plan (2016-2036) and there are new allocations proposed as part of the north of Bishopstoke & north and east of Fair Oak SGO development. The proposed allocations will be incorporated into the employment land availability figures in future monitoring years.

### Implications for the Local Plan

- 4.4.12 The loss of employment floorspace to other uses as a result of granted planning permissions has been lower compared to historical standards since 2011 during the 2017/18 monitoring period, whilst in 2017/18 all new employment development occurred on previously developed land. The continued monitoring of employment land is considered highly important due to the anticipated redevelopment of several large employment sites within Eastleigh and Chandler's Ford along with the more recent loss of sites initially proposed to be allocated for employment for the purposes of the emerging Local Plan (2016-2036).
- 4.4.13 As of 31st March 2018, 16,914sq.m. of net additional floorspace has been delivered since the 2011/12 monitoring period although over the same period, there has been a recorded loss of 46,079sq.m. of employment floorspace to other uses. This both highlights and justifies the need for the

proposed employment allocations in the emerging Local Plan (2016-2036) which will be incorporated into the monitoring figures upon adoption.

- 4.4.14 In addition to the above, the emerging Local Plan (2016-2036) is also proposing the development of new employment floorspace at Eastleigh Riverside / Southampton Airport. The Employment Land Supply Local Plan Background Paper (June 2018) shows that 131,900sq.m. could be developed on these sites. This is reflective of the Council's longer-term aspirations to provide employment land on these regionally significant strategic employment land allocations subject to the Chickenhall Lane Link Road (CLLR) being delivered.

## 4.5 Environmental Sustainability

<b>Adopted Local Plan (2001-2011) Policy Objectives</b>	No specific objective, but policies seek to minimise environmental impact
<b>Saved Policies of the Adopted Local Plan (2001-2011)</b>	28.ES - 45.ES
<b>Sustainability Appraisal Objectives</b>	<ul style="list-style-type: none"> <li>• Reduce air, soil, water, light and noise pollution</li> <li>• Plan for the anticipated levels of climate change</li> <li>• Minimise Eastleigh's contribution to climate change by reducing the Borough's carbon footprint and minimising other greenhouse gas emissions</li> <li>• Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste</li> </ul>
<b>Targets</b>	No targets

### **Core Indicator E1: Planning Applications Granted Contrary to Environment Agency Advice on Flooding & Water Quality Grounds**

- 4.5.1 The Environment Agency raised objection to one planning application during this monitoring period, however this was subsequently overcome during the application process and the application was approved (albeit the decision wasn't issued until the year 2018/19). This is a large fall on the previously recorded objections to nine planning applications made by the Environment Agency during the 2016/17 monitoring period.

## 4.6 Biodiversity and Nature Conservation

<b>Adopted Local Plan (2001-2011) Policy Objectives</b>	Limited environmental impact; identification, protection and enhancement of areas of nature conservation and importance; promotion and enhancement of biodiversity
<b>Saved Policies of the Adopted Local Plan (2001-2011)</b>	22.NC, 23.NC, 25.NC, 26.NC and 27.NC
<b>Sustainability Appraisal Objectives</b>	<ul style="list-style-type: none"> <li>• Protect and conserve natural resources.</li> <li>• Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.</li> </ul>
<b>Targets</b>	No loss of areas of biodiversity importance.

### Core Indicator E2: Changes in Areas of Biodiversity Importance

- 4.6.1 Based on the policy performance described in more detail below, there appears to have been limited impact on areas of biodiversity importance over the past year as a result of development.
- 4.6.2 There was no change to the extent of statutory nature conservation sites<sup>23</sup> during the 2017/18 monitoring period in the Borough. The total extent of these sites for this monitoring period is 1,347ha.

### Implications for the Local Plan:

- 4.6.3 There is a need to carry forward existing robust policies to prevent loss and create new areas of biodiversity importance. It will be important to ensure that the management agreements which form part of any planning obligation are being implemented satisfactorily. In December 2017 the 'Bird Aware Solent, Solent Recreation Mitigation Strategy December 2017' was produced by the Solent Recreation Mitigation Partnership. The Strategy provides a strategic solution to ensure the requirements of the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations) are met with regard to the in-combination effects of increased recreational pressure on the Solent SPAs arising from new residential development.

<sup>23</sup> Statutory designated sites include all designations apart from SINCs

## 4.7 Built Environment

<b>Adopted Local Plan (2001-2011) Policy Objectives</b>	<ul style="list-style-type: none"> <li>• Make towns and villages more attractive places to live by bringing about urban renaissance.</li> <li>• Make the most effective use of PDL within built-up areas.</li> <li>• Achieve good design and good quality materials, hard landscape and planting.</li> <li>• Prevent conflict between incompatible land uses; protect elements of the built environment and public realm which are of value including trees.</li> <li>• Place more emphasis on the need of pedestrian, cyclists, and public transport users rather than car drivers.</li> <li>• Promote environmental improvements and introduce more public art into built areas.</li> </ul>
<b>Saved Policies of the Adopted Local Plan (2001-2011)</b>	53.BE, 54.BE, 55.BE, 56.BE, 57.B3, 58.BE, 59.BE, 61.BE, 62.BE, 63.BE, 64.BE, 65.BE, 66.BE, 67.BE & 68.BE.
<b>Sustainability Appraisal Objectives</b>	<ul style="list-style-type: none"> <li>• Reduce air, soil, water, light and noise pollution.</li> <li>• Plan for the anticipated levels of climate change.</li> <li>• Minimise Eastleigh's contribution to climate change by reducing the Borough's carbon footprint and minimising other greenhouse gas emissions.</li> <li>• Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.</li> </ul>
<b>Target</b>	Improve the quality of new development

### Core Indicator H6: Post-construction review assessments

- 4.7.1 Seven completed residential, mixed use and non-residential developments were reviewed by the Council during December 2016. This review evaluated their impact on the Borough's built environment in terms of key design principles. These principles relate to issues such as accessibility; the development's integration with its surroundings; the use of building design and materials to create or respond to local character; and practicalities such as residential amenity, waste/recycling, cycle storage and car parking. **Table 4.13** lists the sites that were reviewed and the overall scores that they achieved.
- 4.7.2 It is important to note that this core indicator hasn't been updated more recently although it is anticipated that monitoring of post-construction review assessments will be undertaken again in future monitoring years.

**Table 4.13:** Post-construction review assessments (2015/16)

Planning Application Reference	Address	Score (% of achievable max)	Rating (Excellent, Very Good, Good, Mediocre, Poor)
F/12/70310	The Monksbrook Estate, Cheriton Road, Eastleigh, SO50 5BA	77	Very Good
F/14/75237	Lakeside Country Park, Wide Lane, Eastleigh, SO50 5PE	78	Very Good
F/13/72740	Pavilion on the Park, 1 Kingfisher Road, Eastleigh, SO50 9LH	51	Mediocre
F/12/70334	Surrey Court, Surrey Road, Chandler's Ford, Eastleigh, SO53 3FQ	63	Good
O/13/73707	Land off Winchester Road, Fair Oak, Eastleigh, SO50 8GL	63	Good
F/14/74053	The Harrier and neighbouring buildings, 68-72 Hamble Lane, Hamble-Le-Rice, Southampton, SO31 4JS	52	Mediocre
O/12/71007, R/12/71814, F/13/73226, F/14/75061	The Mount Hospital, Church Road, Bishopstoke, Eastleigh, SO50 6ZB	78	Very Good

**Source:** Eastleigh Borough Council Implementation and Design Team (December 2016)

- 4.7.3 Some of the previously reviewed developments achieved high scores in terms of their proximity to, and integration with existing transport networks, whilst other developments were judged successful in creating an attractive sense of place. Five out of the seven post-construction review assessments achieved a 'very good' or 'good' result against the combined set of criteria. This shows an increase of developments achieving high scores when compared to the previous monitoring period where less than a third of the developments achieved a 'good' result. This indicates that the full set of design requirements from policy 59.BE and the Council's Quality Places Supplementary Planning Document are proving achievable and that developments of high design quality have been delivered in the Borough.
- 4.7.4 Furthermore, all of the evaluated schemes received planning permission following the Council adopting its Quality Places SPD in November 2011.
- 4.7.5 Overall, the results of **Table 4.13** indicate that the achievement of high quality places have been given sufficient weight in the Council's decision-making processes and that policy 59.BE and the Council's Quality Places SPD are being successfully implemented.

#### **Implications for the Local Plan:**

- 4.7.6 The post-construction review process up to 2015/16 has previously highlighted that significant progress has been made in realising the national policy objective of improving the quality of the built environment.

- 4.7.7 The design requirements set out in Policy 59.E and the Council's Quality Places SPD have contributed to the delivery of high quality design, by helping to clarify what is expected from developers and applicants.
- 4.7.8 The results of the post-construction review assessments have shown that local policy and guidance has been positively implemented and taken into consideration during pre-application discussions. The previous monitoring results show that progress has been made as greater weight has been given to design considerations throughout the planning application process.
- 4.7.9 Future post-construction review assessments will continue to appraise a sample of applications permitted and implemented to ensure that design policies are being fully utilised in resisting inappropriate development.

## 4.8 Heritage, Conservation and Listed Buildings

<b>Adopted Local Plan (2001-2011) Policy Objectives</b>	<ul style="list-style-type: none"> <li>Identify and protect areas of special archaeological, historic, or architectural interest.</li> <li>Encourage the enhancement of such areas where appropriate.</li> <li>Afford protection to the listed buildings in the Borough.</li> </ul>
<b>Saved Policies of the Adopted Local Plan (2001-2011)</b>	166.LB - 184.LB
<b>Sustainability Appraisal Objective</b>	Protect, enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.
<b>Targets</b>	No Targets

### Core Indicator L8: Applications Refused Due to Impact on the Historic Environment

- 4.8.1 Between 1 April 2017 and 31 March 2018, 7 planning applications were refused due to impact on the historic environment. Two of these were in relation to Listed Building consent with the remainder due to harm to the character of the area with the development site being situated within a Conservation Area.
- 4.8.2 It is worth noting that a number of decisions based on the criteria established by the policies relating to conservation areas and listed buildings result in positive outcomes. This demonstrates clarity of policy requirements and the success of the Council's proactive approach to encouraging applicants to engage in discussions at both the pre-application and planning application stages.

### Implications for the Local Plan

- 4.8.3 The saved policies of the Local Plan Review (2001-2011) generally appear to be working with regard to the protection of the historic environment. The continued proactive approach between the Council and applicants will help to ensure that the built heritage of the Borough remains protected. The policies of the emerging Local Plan (2016-2036) will need to update the existing policy position with the continued aims to protect, sustain and enhance the Borough's built heritage.

## 4.9 Transport

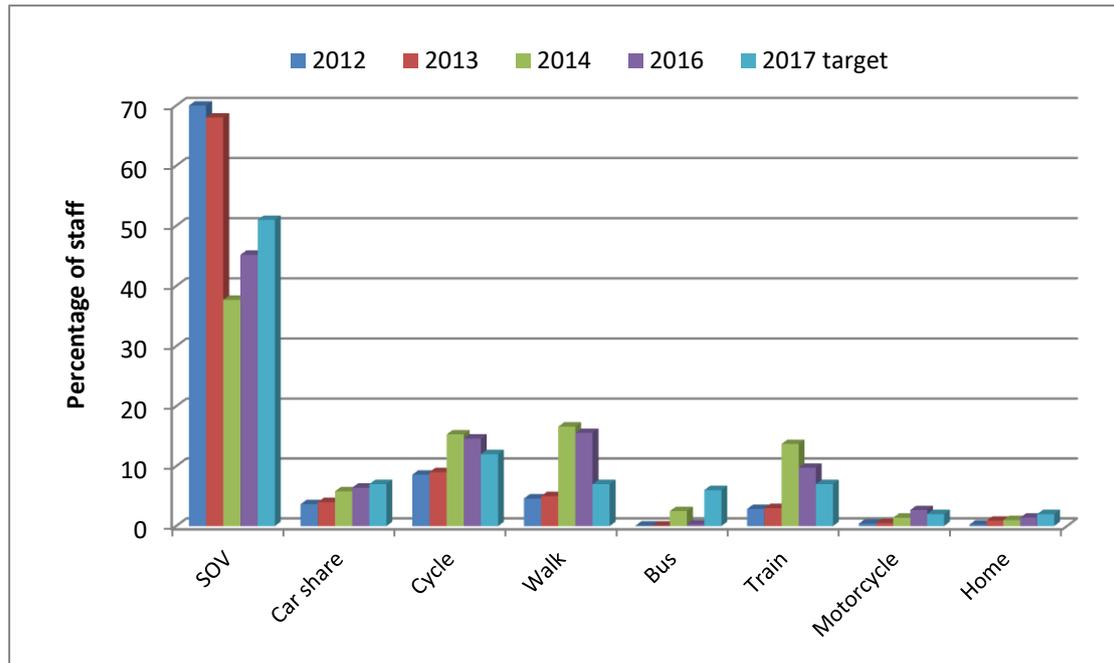
<b>Adopted Local Plan (2001-2011) Policy Objectives</b>	<ul style="list-style-type: none"> <li>• Reduction in the need to travel.</li> <li>• To encourage further provision and use of public transport.</li> <li>• Ensure the location of new development is within locations that can be accessed by a wider means of transport other than the car.</li> <li>• Improve provision for cycling and walking.</li> <li>• Give priority to provision to the needs of pedestrians, cyclists and public transport users.</li> <li>• Meet the targets of the Road Traffic Reduction Act 1997.</li> <li>• Encourage where appropriate the transfer of freight from road to rail</li> </ul>
<b>Saved Policies of the Adopted Local Plan (2001-2011)</b>	100.T, 101.T
<b>Sustainability Appraisal Objective</b>	Reduce road traffic and congestion through reducing the need to travel by car/ lorry and improving sustainable travel choice
<b>Targets</b>	No Targets

### Local Indicator L9: Eastleigh Borough Council Travel Plan objectives

- 4.9.1 Two key objectives of the EH (Eastleigh House) Travel Plan are to reduce the carbon footprint of staff commuting to Eastleigh House; and to reduce the carbon footprint of employees and Councillors travelling during the course of work. EH Travel Plan progress is monitored through the regular review of indicators. These include a staff travel survey<sup>24</sup> as well as other factors such as the number of bicycles and motorbikes parked in the EH bike shelter, and the usage of car club vehicles.
- 4.9.2 The responses to the 2016 staff travel survey have indicated that since 2012, there has been a strong modal shift away from single occupancy vehicle (SOV) commuting from 70% in 2012 to 45.2% in 2016. Some of the 2017 targets were also being exceeded, with an increase of staff cycling, walking and commuting by train (**Figure 4.3**). Although this is a positive move towards achieving the travel plan targets, it is unlikely that the travel plan measures alone were responsible for encouraging this modal shift. Instead, the lack of free on-site staff parking since moving offices is likely to have been the main factor in delivering such a strong shift away from SOV commuting.

<sup>24</sup> It is anticipated that more recent information on the staff travel survey will be available for future monitoring reports.

**Figure 4.3:** Eastleigh Borough Council staff travel modes 2012 – 2017



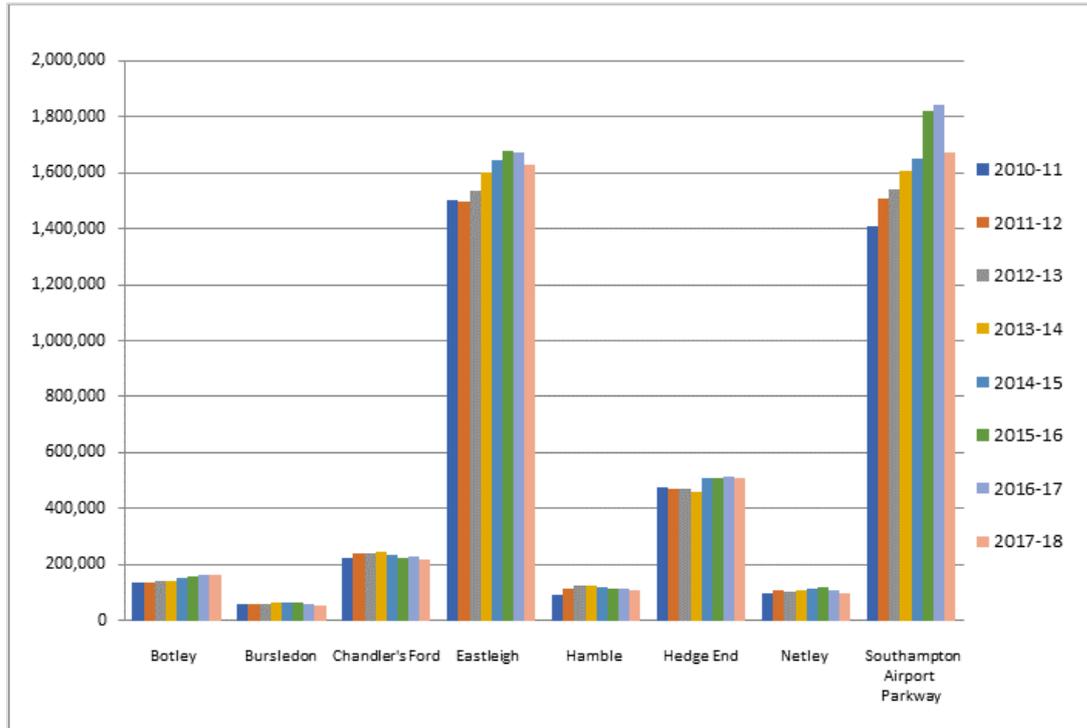
Source: Eastleigh Borough Council, Eastleigh House Travel Plan Monitoring Report, 2016

### Local Indicator L10: Rail passenger numbers at stations within Eastleigh Borough

- 4.9.3 There has been a 5.4% decrease in the estimates of station usage numbers in the last year across the stations located within the Borough, with all stations recording a decrease in passenger numbers compared to 2016/17. It is important to note that much of this is likely to be due to the Southern Rail strikes which took place on numerous occasions during the monitoring period.
- 4.9.4 The fall in rail passenger numbers during 2017/18 reverses the previous trend for passenger numbers to increase with a 0.47% increase recorded between 2015/16 and 2016/17 and a 4.41% increase recorded between 2014/15 and 2015/16. Passenger numbers have decreased most significantly in 2017/18 when compared to 2016/17 at Bursledon (10.1%), Southampton Airport Parkway (9.3%) and Netley (7.4%).
- 4.9.5 The larger falls in estimated usage at stations such as Bursledon and Netley in addition to the Southern Rail strikes could also be due to the infrequent service and limited range of destinations served by these stations making commuting from these stations an unrealistic alternative to single occupancy vehicle (SOV) journeys. See **Figure 4.4** below which provides further details of the year-by-year trends in passenger numbers for the Borough's eight<sup>25</sup> rail stations.

<sup>25</sup> Botley Rail Station is located just outside the Borough administrative boundary in Winchester district but primarily serves passengers arriving at and departing Botley village.

**Figure 4.4:** Estimates of Station Usage in Eastleigh Borough



Source: Office of Rail and Road, 2018

### Local Indicator L11: Eastleigh Borough Council Car Club usage

4.9.6 The Council implemented a Car Club in Eastleigh town centre in January 2010. The Eastleigh Car Club is operated by Co-wheels and provides pool cars for Eastleigh Borough Council staff as well as access to vehicles for members of the public. The Car Club vehicles have been used by staff and members of the public for a total of 1,635 bookings, travelling a total of 42,935 miles between 1st April 2017 and 31st March 2018. The lower number of bookings in 2016/17 is likely to be partly attributed to the repeated bookings made by certain individuals. Further information on Car Club vehicle bookings and total mileage travelled is shown in **Table 4.14** below.

**Table 4.14:** Car Club bookings and miles travelled (staff and members of the public)

	2015/16	2016/17	2017/18
Number of bookings*	1,744	933	1,635
All mileage	37,074	42,180	42,395

Source: Eastleigh Borough Council (2018)

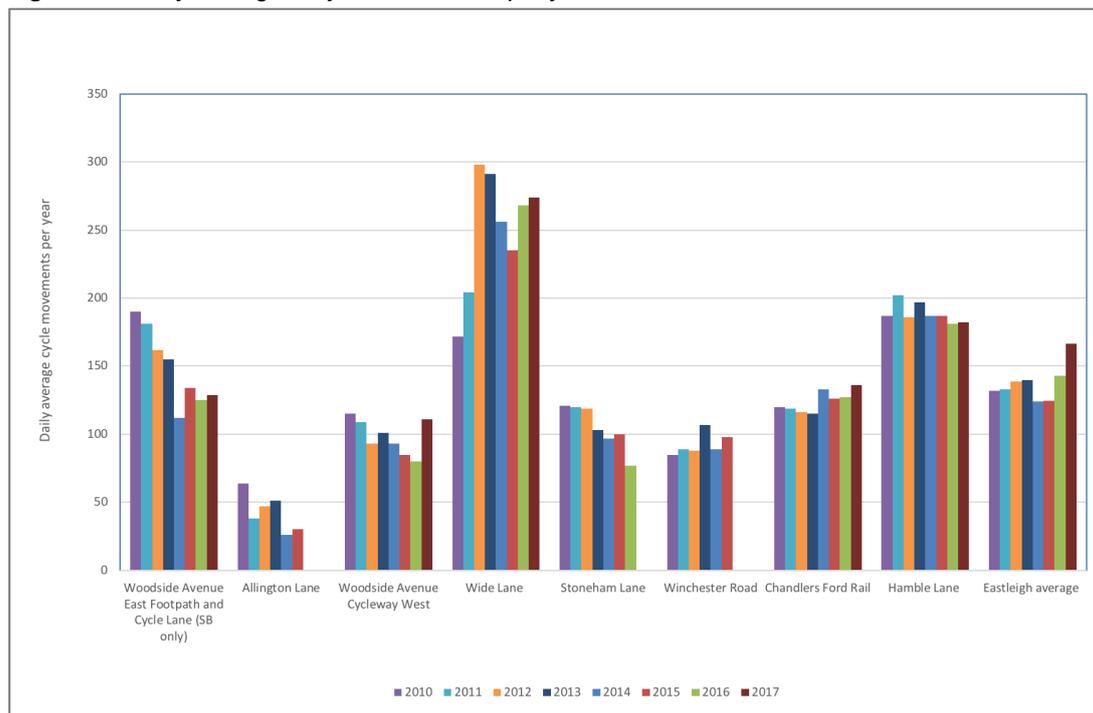
\* Please note that the total number of bookings also includes missed bookings

### Local Indicator L12: Number of cycle movements

4.9.7 Hampshire County Council undertakes monitoring of cycle movements through counters placed on cycle paths. The 'Eastleigh Cycle Data Review' has been produced using data collected from Hampshire County Council's cycle counters. **Figure 4.5** shows the daily average of cycle movements per year at cycle paths in Eastleigh Borough. The average movements for Eastleigh are also presented in **Figure 4.5** and show that in 2017 there was an average of 166 cycle movements, this showed a 16% increase in

daily movements compared to 2016 which recorded an average of 143 cycle movements in Eastleigh.

**Figure 4.5:** Daily average of cycle movements per year



Source: Hampshire County Council, 2017

### Local Indicator L13: Road safety

4.9.8 Road casualty statistics are available on the Hampshire County Council website<sup>26</sup>. This comprises data by district for child casualties (pedestrians, vehicle occupants and pedal cyclists), older persons casualties (pedestrians, vehicle occupants, pedal cyclists and driver), pedestrian casualties (broken down by age group), car driver casualties (including young drivers), powered two wheeler casualties (mopeds and motorcycles under 125cc and motorcycles over 125cc) and pedal cycle casualties (children and 16 and over). Overall, road casualties across Hampshire show a downward trend over the last 7 years.

4.9.9 The highest number of powered two wheel casualties out of all Hampshire districts (35 for mopeds and motorcycles under 125cc and 27 for motorcycles over 125cc) were recorded in Eastleigh Borough in 2017. Furthermore, the second highest number of young driver casualties (51) and the second highest number of pedestrian casualties (32) out of all Hampshire districts (12 aged 0-15 (this being the highest out of all Hampshire districts for this age group), 11 aged 16-59 and 9 aged 60 plus) were recorded in Eastleigh Borough in 2017.

### Local Indicator L14: Total passenger and total aircraft movements at Southampton Airport

4.9.10 In 2016, Southampton Airport served a total of 1.96 million passengers compared with 1.77 million passengers in 2015 travelling to around 40 destinations within the UK and Europe. There were a total of 42,750 air

<sup>26</sup> <https://www.hants.gov.uk/transport/roadsafety/casualtystats>

transport movements in 2016 compared to 34,300 in 2015. The increase in air passengers using Southampton Airport is attributable to a number of new airlines serving the airport and providing additional routes to the Balearic Islands within the plan monitoring period<sup>27</sup>. As a result, Southampton Airport announced that the summer of 2016 was its busiest on record, at an increase of 14.6% compared to the same period in 2015. More recent data on passenger numbers and air transport movements is not available further to that provided for 2016.

### **Implications for the Local Plan:**

- 4.9.11 It is clear that residents and visitors use a wide range of transport modes to move to/from and around the Borough. The more recent decrease in rail passenger numbers will need to be monitored over future years in order to see whether this is the beginning of a new trend or a temporary reversal of the longer-term trend for the number of rail station passengers to increase. The need for developments to be accessible by sustainable forms of transport will need to be supported by policies contained within the emerging Local Plan (2016-2036).
- 4.9.12 The future growth of Southampton Airport is proposed to be supported by policies contained within the emerging Local Plan (2016-2036) provided that there is sufficient capacity in the local transport network to absorb the impacts of any new development and that it does not have unacceptable environmental impacts (e.g. noise / countryside character).

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<sup>27</sup> Southampton Airport (2017). Facts & Figures. Available from:  
<https://www.southamptonairport.com/about-us/facts-figures/>

#### 4.10 Town, District and Local Centres

<b>Adopted Local Plan (2001-2011) Policy Objectives</b>	<ul style="list-style-type: none"> <li>Sustain and enhance the viability and vitality of the Borough's town, district, and local centres.</li> <li>Reduce the need to travel, especially by car</li> <li>Maintain an efficient, competitive, and innovative retail sector, by focusing new development first on town and local centres</li> </ul>
<b>Saved Policies of the Adopted Local Plan (2001-2011)</b>	125.TC, 127.TC, 128.TC, 129.TC, 132.TC, 133.TC, 134.TC, 136.TC, 137.TC, 138.TC, 139.TC, 140.TC, 141.TC
<b>Sustainability Appraisal Objective</b>	Develop a dynamic and diverse economy
<b>Targets</b>	<ul style="list-style-type: none"> <li>Increase floorspace for main town centre uses in all defined centres</li> <li>Increase footfall in Eastleigh town centre</li> <li>Maintain the focus on retailing as the main town centre use in town, district and local centres</li> </ul>

4.10.1 A test of policy for main town centre uses is its impact on the vitality and viability of a shopping centre. This can be reviewed by monitoring a variety of indicators such as the diversity of land uses, vacancy levels, customer perceptions, pedestrian flows (footfall), accessibility, retailer representation, commercial rents and yields, crime, and environmental quality. Information on the diversity of uses, vacancies and pedestrian flows (footfall) is monitored annually by the Council, whilst projects and developments to improve the town centre environment are on-going and updates can be reported on an annual basis.

4.10.2 The overall success of the Local Plan Review (2001-2011) cannot be determined through an annual report of updated information, but only through a more extended review of performance against the wider variety of indicators. Nevertheless, some information and commentary is provided for the site specific policies and targets below.

#### **Core Indicator BD4: Floorspace Completed for 'Town Centre' Uses**

4.10.3 National and local planning policies seek to concentrate the development of new town centre uses within existing town centres. The main town centre uses as defined in the NPPF are summarised below:

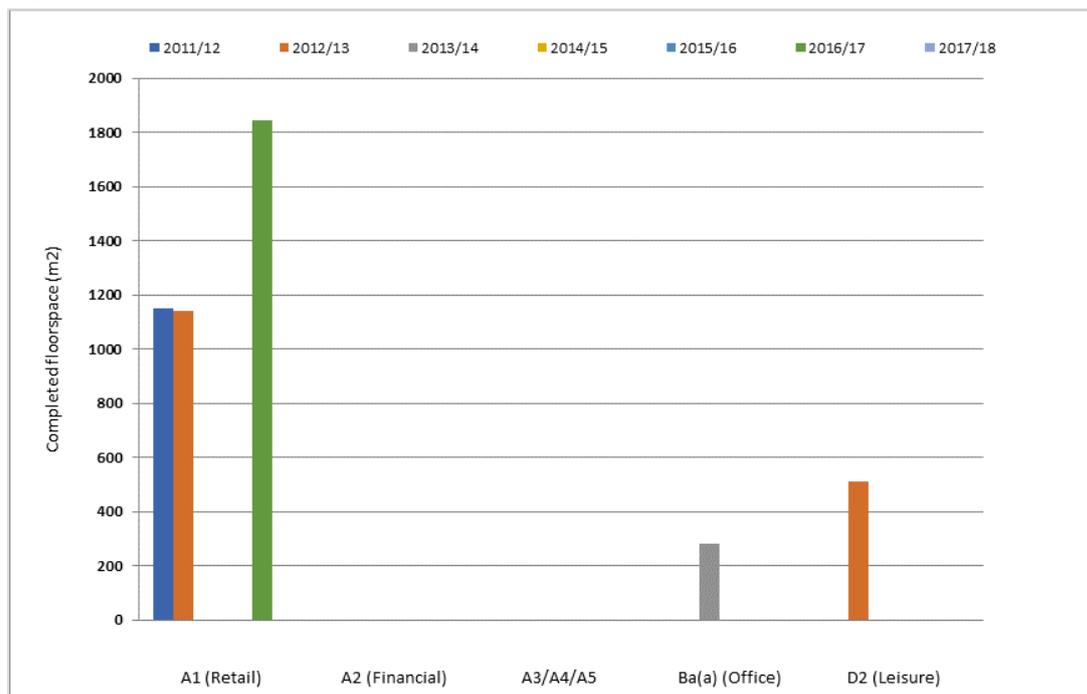
- Retail (including warehouse clubs and factory outlet stores).
- Leisure, entertainment facilities, and more intensive sport and recreation uses (cinemas, restaurants, drive through restaurants, bars and pubs, night clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls).
- Offices (both commercial and those of public bodies).
- Arts, culture and tourism (including theatres, museums, galleries and concert halls, hotels, and conference facilities).

4.10.4 **Figure 4.6** shows the amount of floorspace that has been developed for these uses within the defined town and district centres of the Borough since 2011. **Figure 4.6** shows that development for retail uses has largely taken place within the defined centres up until the 2013/14 monitoring period. Subsequent to this there was no increase in floorspace within defined centres during the 2014/15 & 2015/16 monitoring periods. However, for the 2016/17 monitoring period there was an increase in floorspace within defined centres, as a result of a new retail unit at the Swan Shopping Centre, Eastleigh. Although there are no further retail

completions in 2017/18, it is worth noting the completion of the new M&S Foodhall on the edge of Eastleigh Town Centre on land at Coles Close (1,489sq.m.).

- 4.10.5 Whilst the low level of retail completions in the defined town and district centres since 2011/12 raises some concern over their future vitality and viability, this should also be seen within the wider context of the other indicators used to monitor the health of these centres.
- 4.10.6 **Figure 4.7** shows the amount of floorspace that has been developed outside of the defined town and district centres of the Borough since 2011. There was a significant increase in both A1 (retail) and D2 (leisure) floorspace in out-of-centre locations during the 2017/18 monitoring period. However, it is important to point out that Fleming Park Leisure Centre was demolished and replaced with Places Leisure on Passfield Avenue. This has therefore resulted in the achievement of one of the Council's main corporate objectives for improving the health and wellbeing of the Borough's residents. A further 830sq.m. of new out-of-centre D2 (leisure) floorspace is the result of the completion of a new clubhouse with ancillary facilities on Stoneham Lane.
- 4.10.7 As noted in paragraph 4.10.4 above, 1,489sq.m. of new A1 (retail) floorspace is the result of the new M&S Foodhall opening on Coles Close adjacent to Eastleigh town centre. The perceived benefits of permitting a high-end food store in this location are that it will have a complementary offer to that of existing businesses within Eastleigh town centre and have a positive benefit upon the wider role and function of the town centre more generally. The other A1 (retail) completions over this period were largely the result of out-of-town developments in Hedge End retail park. The Council will continue to monitor the trend for permitting main town centre uses in out-of-centre locations in future monitoring years. Future applications for out-of-centre retail related development will be required to be in accordance with the revised NPPF (July 2018) and the policies of the emerging Local Plan (2016-2036) once adopted.

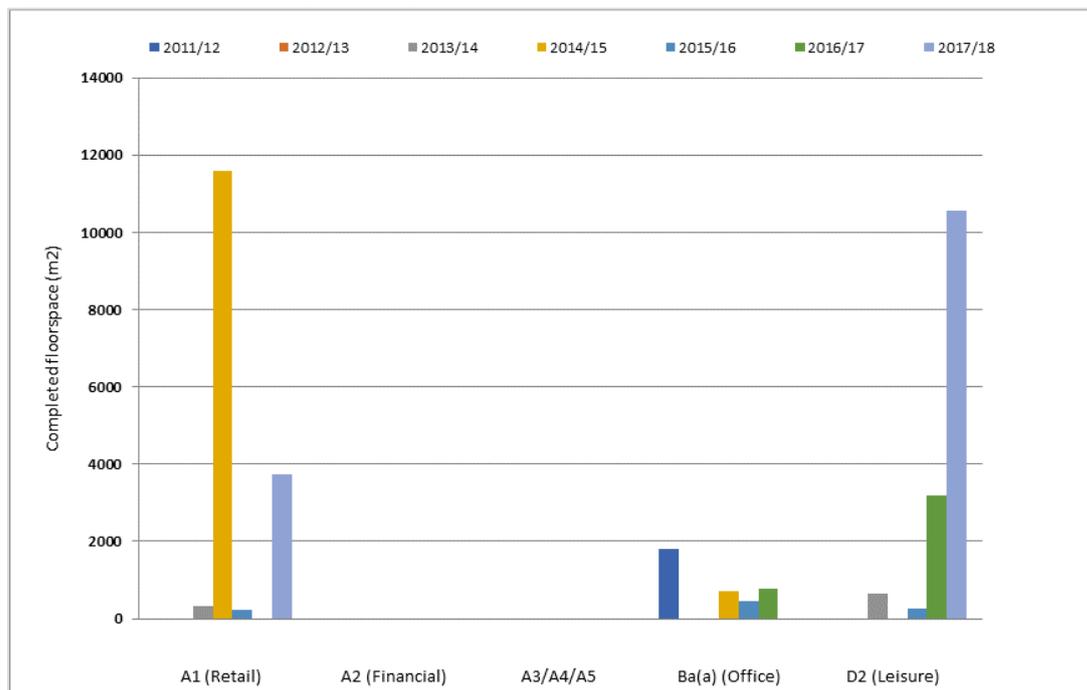
**Figure 4.6:** Additional floorspace completed within defined centres



**Source:** Hampshire County Council land monitoring

\* No floorspace has been completed in the A2 (Financial) and A3/A4/A5 uses classes between 2011/12 and 2017/18

**Figure 4.7:** Additional floorspace completed outside defined centres



**Source:** Hampshire County Council land monitoring

\* No floorspace has been completed in the A2 (Financial) and A3/A4/A5 uses classes between 2011/12 and 2017/18

## Local Indicator L15: Vacancies in town and district centres

- 4.10.8 A high concentration of vacant properties within a retail centre can detract from its vitality and viability by reducing the centre's attractiveness for shoppers. This is because when many of the shop units are not in active use, there is less reason for visiting the centre, as there will often be a smaller number of retail and leisure attractions. A decrease in vacancies indicates an increase in town centre uses (except where this is a result of redevelopment for other uses such as housing) and can have positive benefits upon vitality and viability. **Table 4.15** shows the percentage of shop frontages within the town and district centres that were vacant in each year since 2011.
- 4.10.9 Overall, the extent of vacant frontages has decreased in Eastleigh Town Centre (primary and secondary zones) and within Hedge End Village Centre (secondary zone) whereby it is particularly notable with the latter that the overall proportion of vacant frontage dropped from 17% in 2017 to 1% in 2018. Whilst vacant frontages have increased in Eastleigh Town Centre (core shopping zone) and the Fryern Centre (primary zone), these centres are considered to be healthy when the overall proportion of vacant frontage is taken into account. It is also worth noting that vacancies across the town and district centres shown in **Table 4.15** with the exception of the Fryern Centre (secondary zone) are below the national average rate which is around 11%<sup>28</sup>.

**Table 4.15:** Proportion of vacant property frontages in the town and district centres, 2012-2018

Name of Centre and Zone	Vacant frontages (%)							Summary of change 2017-2018
	2012	2013	2014	2015	2016	2017	2018	
Eastleigh Town Centre - core shopping zone	8%	4%	9%	15%	12%	3%	6%	Increase
Eastleigh Town Centre - primary zone	11%	11%	5%	5%	2%	4%	2%	Decrease
Eastleigh Town Centre - secondary zone	11%	14%	10%	8%	8%	8%	3%	Decrease
Hedge End Village Centre - primary zone	0%	0%	0%	4%	14%	10%	10%	No change
Hedge End Village Centre - secondary zone	0%	0%	0%	0%	0%	17%	1%	Decrease
Fryern Centre - primary zone	1%	8%	6%	4%	1%	0%	1%	Increase
Fryern Centre - secondary zone	12%	11%	13%	0%	12%	13%	13%	No change

**Source:** Eastleigh Borough Council, Town Centres, Local Centres & Shopping Parades -Details of Occupancy Background Papers December 2018

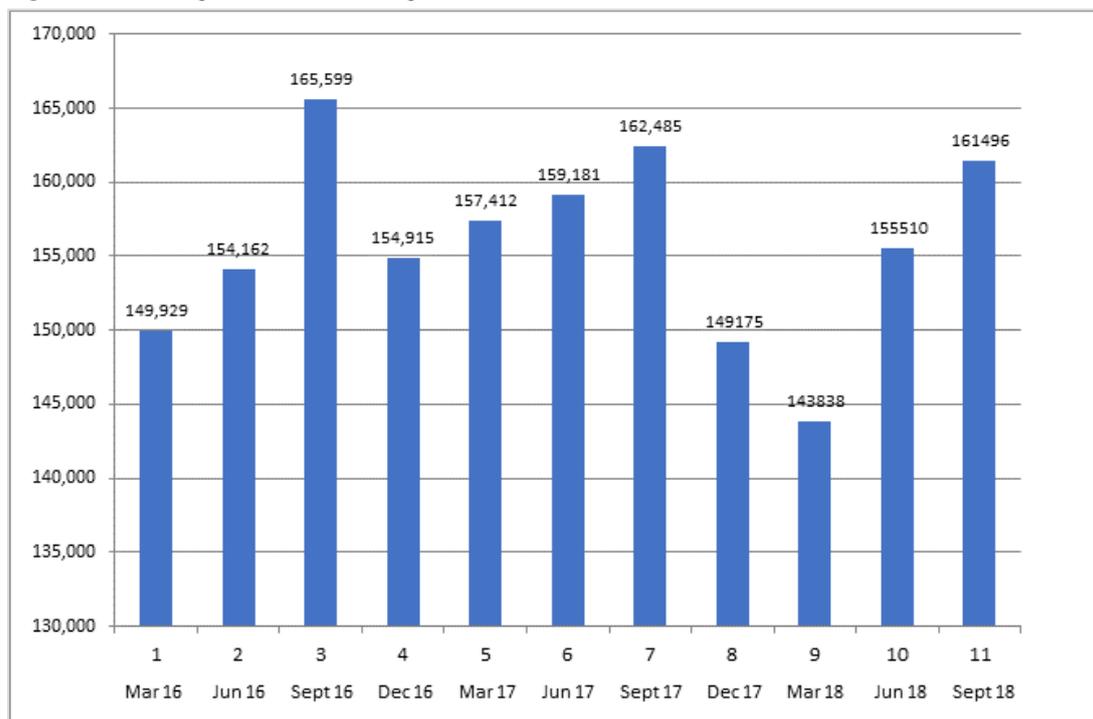
<sup>28</sup> <http://researchbriefings.files.parliament.uk/documents/SN06186/SN06186.pdf>

### Local Indicator L16: Pedestrian footfall in Eastleigh town centre

4.10.10 The Eastleigh Business Improvement District (BID) gives businesses and organisations in Eastleigh Town Centre more control over their future and it is expected to enhance the trading environment. The BID will run for a five year term and commenced from April 2014. As part of a health check for the town centre, Eastleigh BID monitor the flow of footfall in two locations (Wells Place and Market Place). **Figure 4.8** gives details of the average footfall across Eastleigh town centre for every quarter from March 2016 – September 2018.

4.10.11 **Figure 4.8** shows that footfall fell to its lowest level in March 2018 but increased in June and again in September 2018. However, the recorded footfall over the recorded months in 2018 is lower when compared to the equivalent months in 2017. Footfall recorded in December 2017 is also lower when compared to that in December 2016. **Figure 4.8** generally shows that the recorded footfall is lower in December when compared to the other months shown. The slightly lower footfall in December could be due to the low levels of town centre activity which take place on Christmas Day, hence lowering the monthly average. The low recorded level of footfall in March 2018 could be in part down to the extreme winter conditions and snowfall which would have particularly limited the ability of those less mobile to make trips to the town centre.

**Figure 4.8:** Average footfall in Eastleigh town centre, 2016-2018



**Source:** Eastleigh Business Improvement District, November 2018

### Implications for the Local Plan:

4.10.12 The use of shop frontages within the defined centres; the development of town centre uses; the extent of vacant properties; and the number of visitors are all indicators of vitality and viability within the Borough's shopping centres. Since the last monitoring period there has been a mixed picture with regards to the increase and decrease in vacant frontages in

the town centre and district centres. However, the overall level of vacant frontages is in general considered to be low when compared to the national average.

- 4.10.13 There have been increases in footfall in June and September 2018 following the lower count which was recorded for March 2018. Footfall is also lower for the recorded months in 2018 when compared to the equivalent months in 2017, and in December 2017 when compared with December 2016. However, it should be noted that the recorded year-on – year decreases are small (between 0% - 5%) with the exception of March 2018 when compared with March 2017 (-8.6%). Future AMR's will continue to monitor the average footfall in Eastleigh Town Centre.
- 4.10.14 There were no main town centre uses completed in the Borough's defined centres in the 2017/18 monitoring period. Conversely, there has been a significant increase in main town centre uses outside the defined centres during this period. Whilst this is a cause for concern, there are some notable caveats to this whereby the Places Leisure Eastleigh centre was completed on Passfield Avenue (opening in November 2017 and replacing the old Fleming Park Leisure Centre) and with the M&S Foodhall opening on Coles Close, adjacent to Eastleigh town centre. A clubhouse with ancillary facilities was also completed on Stoneham Lane.
- 4.10.15 A number of projects to enhance the environment and attractiveness of Eastleigh town centre as included in the 'Eastleigh Town Centre Vision' have also been completed, such as the Eastleigh Railway Station Forecourt Improvements completed in May 2015. The Council will continue to take a proactive approach on the regeneration of its centres and these will be reported on as appropriate over future monitoring years.
- 4.10.16 Furthermore, Eastleigh Borough Council published an update of the Retail & Leisure Needs Assessment in 2017, which provides a quantitative and qualitative assessment of the future need for retail and commercial leisure floorspace in the Borough and is a key aspect of the supporting evidence base for the emerging Local Plan (2016-2036). The RLNA concludes that the majority of the forecasted need for additional capacity for new retail floorspace and leisure is evident towards the end of the plan period (between 2032 and 2036) and this forecasted capacity over the long term should be directed to Eastleigh Town Centre and the Borough's District Centres first, in accordance with both the NPPF and emerging local plan policy objectives.
- 4.10.17 In order to adapt to a rapidly changing retail environment with online shopping continuing to increase and to ensure that the Borough's town and district centres remain attractive destinations, the Council is proposing greater flexibility with its retail policies in the emerging Local Plan (2016-2036).

#### 4.11 **Open Space, Sport and Recreation**

<b>Adopted Local Plan (2001-2011) Policy Objectives</b>	<ul style="list-style-type: none"> <li>To ensure the adequate provision of high quality, and accessible public open space, sports and recreation facilities.</li> <li>To protect and improve existing public open space and recreational facilities.</li> <li>To establish a green network of public open space.</li> <li>To allow only for less intensive recreational activities, or to discourage public access, in sensitive areas.</li> <li>To improve cycle and pedestrian links to appropriate categories of public open space</li> </ul>
<b>Saved Policies of the Adopted Local Plan (2001-2011)</b>	147.OS - 149.OS
<b>Sustainability Appraisal Objectives</b>	<ul style="list-style-type: none"> <li>Enhance the Borough's multifunctional green infrastructure networks.</li> <li>Safeguard and improve community health, safety and well being.</li> </ul>
<b>Targets</b>	Overall quantitative standard of 3.1 hectares per 1,000 population (Planning for Open Space, Sport and Recreation Study 2014)

#### **Local Indicator L17: Planning applications determined for public open space, sport & recreation facilities**

- 4.11.1 The NPPF defines open space as being of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
- 4.11.2 A mix of full and reserved matters planning applications have been approved for development proposing public open space, sports pitches and children's play areas over the monitoring period. This includes details of public open space provision approved through reserved matters for phases of the large scale residential developments taking place in Boorley Green and Stoneham. A reserved matters planning application for playing pitches and associated facilities has also been approved at Monks Brook Playing Fields. The provision of these pitches is linked to the recommendations in the Council's Playing Pitch Strategy (2017) and will accommodate pitches that will be relocated due to development taking place as part of the Stoneham development.
- 4.11.3 A new country park approximately 10.5 hectares in size is also proposed as part of an approved full planning application for 200 dwellings on land south of Bursledon Road. Public open space provision to be provided as part of smaller residential schemes has also been approved over the monitoring period.

#### **Local Indicator L18: Open spaces managed to Green Flag Award standard**

- 4.11.4 The most recent Green Flag Award winners were announced in 2018. The Borough has a total of five open spaces managed to a green flag standard. This includes:
- Itchen Valley Country Park (managed by Eastleigh Borough Council)
  - Botley High Street Recreation Ground
  - River Hamble Country Park

- Albert Road Cemetery & War Memorial Garden, Hedge End
- Royal Victoria Country Park

4.11.5 Further details of Green Flag Award winners can be found at [www.greenflagaward.org.uk](http://www.greenflagaward.org.uk)

#### **Implications for the Local Plan:**

- 4.11.6 The Eastleigh Borough Open Space Needs Assessment 2017 was published in February 2017. It provides an accurate baseline of the existing open space resource in Eastleigh Borough with an aim to provide a sound and robust evidence base of needs and deficiencies in open space in order to inform policies within the emerging Local Plan (2016-2036). A Playing Pitch Strategy for the Borough has also been prepared and was published in March 2017. Future AMRs will monitor whether completions for open space, sport and recreation facilities are meeting the identified needs as set out in these evidence studies.
- 4.11.7 The Eastleigh Borough Open Space Needs Assessment 2017 concludes that the current provision of open space in Eastleigh Borough generally meets or exceeds national standards. However some deficiencies are identified in parts of the Borough and a range of delivery mechanisms are recommended, including developer contributions, partnership approaches and innovative funding mechanisms.

## 4.12 Community Infrastructure

<b>Adopted Local Plan (2001-2011) Policy Objectives</b>	Whilst there are no explicit objectives set out in the Local Plan Review (2001-2011) for community infrastructure, the general intention of policies is to provide accessible local services and facilities, and to ensure that the provision of community infrastructure keeps pace with need.
<b>Saved Policies of the Adopted Local Plan (2001-2011)</b>	185.IN - 191.IN
<b>Sustainability Appraisal Objective</b>	Safeguard and improve community health, safety and wellbeing.
<b>Targets</b>	None

### Local Indicator L19: Number on school rolls compared with capacity

4.12.1 **Table 4.16** shows the net capacity of the primary and secondary schools within the Borough. This is shown in terms of the number of Year R pupils on roll for primary schools and number of Year 7 pupils on roll for secondary schools compared to available capacity which is illustrated as a percentage surplus. Data for this is provided for both 2017 and 2022 with regards to forecasting the need for school places in Hampshire over the next five years. The data shows a mixed picture across the Borough in terms of available capacity for both primary and secondary schools in 2017 and by 2022. However, there is mostly surplus provision in the Borough's secondary schools by 2022 apart from in the Southern Parishes where there is a forecast 18% deficiency in school places (this comparing to a 6% deficiency in 2017).

**Table 4.16: Forecast Capacity in Primary and Secondary Schools**

Eastleigh Primary Schools							
Primary Planning Area	Number of Infant/ Primary Schools	Year R: Total PANs Oct 2017	Year R: Number on Roll Oct 2017	Year R: % surplus places Oct 2017	Year R: Proposed PANs Oct 2022	Year R: Forecast No. on Roll Oct 2022	Year R: Forecast % surplus Oct 2022
Eastleigh Town	6	354	367	-4%	354	336	5%
Chandler's Ford	11	420	455	-8%	420	355	15%
Fair Oak	6	241	235	2%	241	272	-13%
Hedge End / West End	8	465	459	1%	480	539	-12%
Hamble	5	225	196	13%	225	226	0%
Eastleigh Secondary Schools							
Secondary Planning Area	Number of Secondary Schools	Year 7: Total PANs Oct 2017	Year 7: Number on roll Oct 2017	Year 7: % surplus places Oct 2017	Year 7: Proposed PANs Oct 2022	Year 7: Forecast No. on Roll Oct 2022	Year 7: Forecast % surplus Oct 2022
Eastleigh Town	2	286	189	34%	286	240	16%
Chandler's Ford	2	500	521	-4%	500	419	16%
Southern Parishes	2	642	683	-6%	642	758	-18%
Hamble	1	203	203	0%	203	194	4%

**Source:** Hampshire County School Places Plan 2018-2022

4.12.2 The planned new housing for the period up to 2036 is likely to increase the pressure for school places within the Borough. **Table 4.17** below provides details on permissions approved for existing primary and secondary school accommodation during the 2017/18 monitoring period. These relate to classroom extensions or the provision of modular temporary classroom accommodation. No new schools were permitted during the 2017/18 monitoring period.

**Table 4.17: Existing Primary and Secondary Schools – Accommodation Approved 2017/18**

School	Application Reference	Proposal	Date of Decision Notice
Kings Copse Primary School	CS/17/81273	Three classroom extension and internal refurbishment works	4/10/17
Lakeside School, Chandler's Ford	CS/17/80763	Installation of new single modular temporary classroom	4/7/17
Fryern Infant School, Chandler's Ford	CS/17/80669	Installation of new single modular temporary classroom & re-location of existing playground	30/6/17
Shakespeare Infant School, Eastleigh	CS/17/80760	Installation of double modular temporary classroom	29/6/17
Shamblehurst Primary School, Hedge End	CS/17/80670	Installation of double modular temporary classroom	29/6/17
Cherbourg Primary School	CS/17/80663	Replacement of a Double temporary modular classroom building	23/6/17

**Source:** Hampshire County Council planning application information

4.12.3 In addition to **Table 4.17** above, new primary schools and extensions to existing schools granted permission over previous monitoring periods are being progressed. Boorley Park Primary School is planning to open in September 2019. Other schools have also been granted planning permission across the Borough subsequent to the 2017/18 monitoring period or initial public consultation has been undertaken prior to proposals being submitted by Hampshire County Council as the local education authority (LEA). New primary and secondary school provision is also proposed to be provided as part of the proposed Strategic Growth Option (SGO) located to the north of Bishopstoke and Fair Oak. Further information on planned primary and secondary school provision across the Borough is also available in Eastleigh Borough Council's Infrastructure Delivery Plan (IDP)<sup>29</sup>.

### Implications for the Local Plan:

4.12.4 The saved policies of the Local Plan Review (2001-2011) have been effective at protecting existing community facilities and providing new ones, including with regards to education facilities. Hampshire County Council as the LEA makes provision for this in its School Places Plan which looks forward at the capacity of existing schools and need for new ones to meet the needs of the changing and expanding school roll. HCC's requirements take on board planned new development in the Borough and the school place needs identified in the School Places Plan<sup>30</sup> will be captured in the emerging Local Plan (2016-2036).

4.12.5 Monitoring indicates that the increasing population of the Borough is likely to increase the pressure on local primary and secondary school provision in some parts of the Borough. In order to meet the associated land-use

<sup>29</sup> The Infrastructure Delivery Plan (October 2018) is the latest version published by Eastleigh Borough Council: <https://www.eastleigh.gov.uk/media/3481/infrastructure-delivery-plan-background-paper.pdf>

<sup>30</sup> The Hampshire School Places Plan 2018-2022 is the latest version published by Hampshire County Council: <https://www.hants.gov.uk/educationandlearning/schoolplacesplan>

requirements, the emerging Local Plan (2016-2036) will need to both identify and include proposals to meet the need for new schools and for enhancements to existing facilities. The delivery of new education facilities will be monitored against demand in future AMRs.

- 4.12.6 In addition, other requirements (e.g. for new health facilities, cemeteries and allotments) will need to be met. All the requirements relating to community infrastructure are identified within Eastleigh Borough Council's IDP. As a 'live' document, it provides a database of projects that can be monitored over time and is periodically updated when new information is made available. Future AMRs will consider progress towards the delivery of key community infrastructure projects.

## 5 CONCLUSIONS AND RECOMMENDATIONS

### 5.1 *Performance against the Local Development Scheme (LDS)*

- 5.1.1 The Council has made further revisions to the LDS. The latest LDS was adopted in December 2017.
- 5.1.2 Since 2015 work has further progressed on a Local Plan for Eastleigh Borough covering the period 2016-2036. The revised LDS 2017 provides the opportunity to reconsider the deliverability of the timetable and evaluate the most effective way of delivering a Local Plan. The emerging Local Plan (2016-2036) was submitted to the Secretary of State on 31<sup>st</sup> October 2018 in accordance with the LDS 2017 milestone for the Local Plan to be submitted in October 2018. Following submission, the timescales in moving towards the examination hearings will be led by an independent Planning Inspector. The LDS milestones for the examination and subsequent adoption will be reported in the next AMR.
- 5.1.3 A substantial amount of time and resources has and will continue to be required in order to revise and update the existing evidence base to ensure the most sustainable and deliverable locations are justified within the emerging Local Plan (2016-2036).
- 5.1.4 A number of background studies and technical supporting documents have been published as supporting evidence and information to inform the development of the Local Plan (2016-2036). Some of these documents such as the Housing Trajectory, Employment Trajectory and Infrastructure Delivery Plan (IDP) will be revised and updated as necessary in the lead up to the Local Plan examination.
- 5.1.5 Eastleigh Borough Council is continuing to work closely with its neighbouring authorities in the spirit of 'duty to co-operate' in the preparation of the emerging Local Plan (2016-2036). Technical studies have in some cases, been undertaken jointly with neighbouring authorities in addition to work which has been commissioned through continued close working alongside the Partnership for Urban South Hampshire.

### 5.2 *Performance of the saved policies of the Adopted Local Plan (2001-2011)*

- 5.2.1 Within this AMR, the saved policies of the adopted Local Plan (2001-2011) have been monitored against a series of indicators, which have been separated into 'core' and 'local' indicators. The Core Indicators in this document are those which used to be specified by the Department for Communities and Local Government for monitoring purposes, whereas the Local Indicators are those that have been defined by Eastleigh Borough Council.

5.2.2 The main achievements of the saved policies of the adopted Local Plan (2001-2011) are highlighted at the beginning of this report in the Executive Summary. The Executive Summary also highlights a number of economic, environmental and social conclusions or trends for the Borough, arising from the monitoring of contextual indicators. As the name suggests, these provide a context for the future direction of planning within the Borough.

5.2.3 Due to time and resource constraints and/or the lack of relevant information, it has not been possible to monitor the existing policies and recent planning decisions using all of the local and contextual indicators. Information on those which have not featured within this AMR is provided in **Table 5.1** below.

**Table 5.1:** Local & Contextual Indicators that have not been covered in this AMR

<b>Housing</b>	
Local Indicator	Number of dwellings on strategic sites
Local Indicator	Affordable housing completions on sites of 15 dwellings or more
<b>Countryside</b>	
Local Indicator	Net additional dwellings outside the urban edge
Local Indicator	Number of new buildings developed/material changes of use in countryside gaps
<b>Biodiversity and Nature Conservation</b>	
Local Indicator	Extent of BAP priority habitats and species
<b>Environmental Sustainability</b>	
Local Indicator	Properties at risk of flooding – Environment Agency
Local Indicator	Watercourses classified as 'good' or 'very good'
Local Indicator	Applications refused due to the creation of noise, air pollution or land contamination
Local Indicator	Status of Air Quality Management Areas
Local Indicator	Renewable energy generation
Local Indicator	Compliance with Bathing Waters Directive
Local Indicator	New properties in areas of coastal change
Local Indicator	Projects to enable adaption to climate change
Local Indicator	Number of applications requiring noise mitigation measures
Local Indicator	Sites affected by land contamination
Local Indicator	Areas of land with potential for minerals use sterilised
Local Indicator	Initiatives to increase awareness of climate change
Local Indicator	Percentage of household waste recycled
Local Indicator	Type and capacity of waste management facilities
<b>Built Environment</b>	
Local Indicator	Applications refused due to poor design
Local Indicator	Number of schemes awarded design awards
Local Indicator	Dwellings permitted which meet internal space standards
Local Indicator	Percentage of developments meeting the requirements of the Code for Sustainable Homes or BREEAM
<b>Conservation and Listed Buildings</b>	
Local Indicator	Conservation Areas covered by up to date appraisals (completed within last 5 years)
Local Indicator	Heritage classified as 'At Risk' by Heritage England or Eastleigh Borough Council
Local Indicator	Applications to conserve or enhance or increase access to heritage assets
Local Indicator	Historic gardens, landscapes and archaeological assets affected by development
Local Indicator	Applications to conserve, enhance or increase access to heritage assets
<b>Transport</b>	
Local Indicator	Average distance travelled to fixed place of work
Local Indicator	Delivery of new road schemes
Local Indicator	Residential development within 1km and 3km of train/bus stops
Local Indicator	Level of growth of traffic on key routes
Local Indicator	Proportion of new development providing cycle parking
Local Indicator	Number of non-car mode trips per annum
Local Indicator	Provision of new walking and cycling links
<b>Town, District and Local Centres</b>	
Local Indicator	Retail and non-retail frontage/floorspace in town, district and local centres
Local Indicator	Town centre developments and projects completed since 2011
<b>Open Space and Recreation</b>	
Local Indicator	Open space, sport and recreation standards
Local Indicator	Area of parks and green space per 1000 population
Local Indicator	Number of sports pitches per 1000 population
Local Indicator	% of people within 500m/5mins of accessible green space
<b>Tourism and the Arts</b>	
Local Indicator	Public art projects delivered
<b>Tourism and the Arts</b>	

Local Indicator	Cultural and arts facilities delivered
Local Indicator	Planning applications granted for tourism uses
<b>Community Facilities</b>	
Local Indicator	Applications permitted for new community facilities
Local Indicator	Applications refused due to the loss of a community facility
Local Indicator	Number of new cemetery plots provided
Local Indicator	Applications permitted for new community facilities
Local Indicator	Applications refused due to the loss of a community facility
Local indicator	Development of identified community infrastructure
<b>Spatial Portrait</b>	
Contextual Indicator	Access to super-fast broadband
Contextual Indicator	Residents satisfaction with neighbourhood
Contextual Indicator	Adults who feel they can influence decisions about the local area

- 5.2.4 Please note that the structure and content of the AMR will be reviewed for future publications. This will provide an opportunity for the indicators to be fully reviewed and updated once the emerging Local Plan (2016-2036) is adopted. This will in particular need to account for the proposed development strategy, primarily the Strategic Growth Option north of Bishopstoke and to the north and east of Fair Oak and other key major development sites such as land to the west of Horton Heath.

## Appendix 1: Calculation of the Five Year Housing Land Supply Position<sup>31</sup>

2.1 Table 1 presents Eastleigh Borough Council's Five Year Housing Land Supply Position based on the 'Sedgefield' Approach with the 20% buffer applied to the housing requirement and shortfall.

**Table 1: Five Year Housing Land Supply Position (1<sup>st</sup> January 2018 – 31<sup>st</sup> December 2022)**

	<b>Housing Requirement 1st January 2018 -31st December 2022</b>	<b>Dwgs.</b>
a	Objectively Assessed Housing Need: Dwellings per annum, 2011-36	630
b	Total Objectively Assessed Need for 1st January 2018 – 31st December 2022	3,150
<b>Shortfall in housing provision 1st April 2011 – 31st December 2017</b>		
c	Dwellings required between 1 <sup>st</sup> April 2011 – 31st December 2017	4,253
d	New dwellings completed, 1 <sup>st</sup> April 2011 – 31st December 2017	2,797
e	Shortfall during period 1 <sup>st</sup> April 2011 – 31st December 2017	1,456
f	20% Buffer for persistent under-delivery (b + e)*20	921
<b>g</b>	<b>Total housing requirement for period between 1st January 2018 – 31st December 2022 (b + e + f)</b>	<b>5,527</b>
h	Annual requirement over the period 1st January 2018 – 31st December 2022 ( g / 5)	1,105
<b>Housing supply 1st January 2018 – 31st December 2022</b>		
i	Net outstanding planning permissions for small sites (1-9 units) expected to be built by 31st December 2022 (discounted by 4% for lapses)	224
j	Net outstanding planning permissions for large sites (10 or more units) expected to be built by 31st December 2022	4,676
k	Sites with a Resolution to Grant Planning Permission that are expected to be built by 31st December 2022	588
l	Sites in Planning under Negotiation expected to be built by 31st December 2022	440
m	Windfall allowance Years 3 - 5 (incl. 10% discount) (58 dwellings x 3 years)	174
<b>n</b>	<b>Expected supply for the period between 1st January 2018 – 31st December 2022 (i+j+k+l+m)</b>	<b>6,103</b>
<b>o</b>	<b>Housing Land Supply Position over period 1st January 2018 – 31st December 2022 (n-g)</b>	<b>577</b>
<b>p</b>	<b>Supply in Years (n / h)</b>	<b>5.52</b>

<sup>31</sup> Extract taken from the Eastleigh Borough Council Five Year Housing Land Supply Position Statement March 2018 (Prepared by GL Hearn Ltd)

