

Eastleigh Local Plan 2016-2036:

Final Main Modifications

Addendum to the Sustainability Appraisal of
the Eastleigh Borough Local Plan

Appendix D

Eastleigh Borough Council

Final report

Prepared by LUC

April 2022

Appendix D

Screening of main modifications for SA implications

This appendix presents a modified version of the table of main modifications prepared by the Council. An additional column has been added to the table to show the implications of each main modification in terms of SA (this is the only change to the Council's table). This final column sets out how the SA of the Proposed Submission Local Plan (2018) would have differed, had the policies and supporting text been in line with the modifications now proposed.

The implications for SA relate to changes to the SA assessment results reported in Chapters 6, 7, 8 and 9 of the SA of the Proposed Submission Local Plan (2018).

Where the 'Implications for SA' column recognises an update to SA scores or that justification text should be updated, the SA should be considered to be updated as described. Note that in this column, 'justification text' relates to the text in the SA that describes and explains the reasoning for the SA scores. Updated SA scores for all policies and sites in the Local Plan as proposed to be modified are set out in Table 4.1 to Table 4.4 of Chapter 4 of the SA Addendum for Eastleigh Main Modifications.

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
MM1	Paragraphs 1.5, 2.7, 2.12, 7.4, A.23	Replace ' Partnership of Urban South Hampshire ' with ' <u>Partnership for South Hampshire</u> ' and ' PUSH ' with ' <u>PfSH</u> ', and amend associated footnotes accordingly.	None.
MM2	Paragraph 3.5	The Council has produced a housing trajectory for the Local Plan. The housing trajectory estimates that, taking into account sites with permission for development, existing allocations and the potential for further development within urban areas to 2036, the Council should identify greenfield sites sufficient to accommodate a minimum of 4,020 new dwellings in total.	None.
MM3	Paragraph 3.6	'...The Council has estimated a requirement for <u>103,500</u> 144,050 sq.m. (net) of new employment floor space (2016-2036)..'	None. While there is a change to the amount of employment floor space to be provided over the plan period this reflects changes to the evidence base for the Local Plan and the new amount is still expected to meet local needs. Furthermore, the overall amount of development to be provided in the plan is still relatively high (particularly when taking housing growth into consideration) meaning that it is still appropriate to identify adverse effects in relation to potential for increased traffic, pollution and carbon emissions, as well as potential for harm to biodiversity assets, landscape character and the historic environment.
MM4	Paragraph 3.7	'...The Borough's settlement hierarchy set out in paragraphs 4.6-4.7 should be <u>is</u> the main consideration in the spatial distribution of new development'.	None.
MM5	Criteria included under paragraph 3.8	<p>a. <u>The Local Plan will seek to deliver an increase in housing provision compared to previous plans in order to provide a more diverse mix of housing (including affordable and specialised housing) to meet the borough's objectively assessed housing need and contributing (where feasible) to meeting the needs of the wider Southampton housing market area;</u></p> <p>b. <u>The borough's settlement hierarchy should be the main consideration in making decisions about the spatial distribution of new development to ensure that development is located in areas which provide the widest range of employment opportunities, community facilities and transport infrastructure and in order to support, enhance and reinvigorate those areas;</u></p> <p>c. <u>Development will be focused first on suitable brownfield sites within the defined settlement boundaries of the borough's most sustainable settlements;</u></p>	None. Sets out the new criteria used for the distribution of development, but this change does not influence the distribution of development itself.

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		<p><u>d.</u> However, given the tightly drawn boundaries of those settlements and the scale of development likely to be required over the plan period, the plan will need to make provision for a significant scale of new greenfield development;</p> <p>(For info, bullet points a. – h. are proposed to be lettered e. – l and will follow on from d. above)</p>	
MM6	Strategic policy S1, Delivering sustainable development	<p><u>1. To be sustainable, new development in the Borough should:</u></p> <p><u>vd.</u> have regard to the potential impacts of climate change, and the need to limit greenhouse gas emissions <u>including through carbon sequestration and by promoting measures to design buildings and Spaces spaces</u> which are adaptable to predicted climate change, and restrict development in areas at risk from flooding, minimise energy use and encourage the generation of renewable energy, and by minimising emissions from motorised transport, industrial activity and domestic uses;</p> <p><u>ve.</u> minimise the need to travel <u>longer distances</u> and where travel is necessary, provide access to <u>prioritise more sustainable forms of transport, such as active travel, other alternatives to car use, or a combination of active travel and other alternatives to car use;</u></p> <p><u>viig.</u> seek opportunities to maximise <u>optimise</u> density of new development and redevelopments;</p> <p><u>viiih.</u> use resources wisely and minimise the generation of waste in the construction, occupation and use of buildings; and</p> <p><u>xj.</u> <u>have regard to the purposes¹⁵ of the South Downs National Park, including regarding its status as an International Dark Night Skies reserve; and</u></p> <p><u>xik.</u> maintain, enhance, extend and connect the natural habitats within and landscape value of the Borough, extending natural habitats into new and existing development <u>to achieve an environmental net gain.</u></p> <p><u>2. Applicants are encouraged to undertake pre-application consultation with the relevant statutory and non-statutory consultees.</u></p> <p><u>Footnote 15. The National Park purposes are to conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.</u></p>	<p>Update to SA scores recorded (SA objective 10: biodiversity and geodiversity and SA objective 12: landscape).</p> <p>This modification strengthens Policy S1 with regard to the requirement for development to achieve environmental net gain as well as the protection of the South Downs National Park. Therefore, the effect recorded for the policy in relation to SA objective 10: biodiversity and geodiversity is changed from uncertain significant positive to significant positive and in relation to SA objective 12: landscape is changed from minor positive to significant positive.</p> <p>The SA justification text in relation to these SA objectives should be updated to acknowledge the requirement in the policy to achieve environmental net gain and the specific protection provided to the purposes of the National Park, including reference to its status as an International Dark Night Skies reserve.</p>
MM7	To insert new paragraph 4.8 after 4.7	<p>To insert new text:</p> <p><u>4.8</u> <u>The settlement hierarchy reflects the existing services and facilities within settlements. This will change over time and it is recognised that developments planned and under construction will have an effect on the future hierarchy of settlements. Major development underway at Boorley Green and planned at Horton Heath will lead to the significant expansion of these settlements. This will change their position in the settlement hierarchy as they are currently identified as level 4 settlements with a more limited range of services and facilities. The settlement hierarchy will be</u></p>	None.

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (<u>underlined</u>) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p><u>updated in future Local Plans when development which has an impact on the hierarchy is largely complete.</u></p>	
MM8	To insert new paragraph 4.9 to follow the additional newly inserted paragraph 4.8 as shown above	<p>To insert new text:</p> <p><u>4.9 The settlement hierarchy in Table 1 has four levels:</u></p> <ol style="list-style-type: none"> 1. <u>Main town and service centre;</u> 2. <u>Other large towns with significantly more extensive retail offers and community and public transport infrastructure than in other settlements in the borough and therefore serving a wider catchment;</u> 3. <u>Larger villages, principally serving the day to day needs of their local catchment, and employment centres;</u> 4. <u>Other settlements with a more limited range of services and facilities</u> 	None.
MM9	Table 1, Existing settlement hierarchy	<p>Add notes to the settlement 4 hierarchy level settlements:</p> <p>Boorley Green*</p> <p>Horton Heath *</p> <p><u>* Development planned or under construction in these centres includes services and infrastructure that will affect the position in the settlement hierarchy when delivered</u></p>	None.
MM10	<p>Strategic policy S2, Approach to new development</p> <p>Insert new paragraph 4.11 after Strategic policy S2, Approach to new development</p>	<p><u>1. The Council will promote the delivery, over the plan period 2016-2036, of a -minimum of:</u></p> <p><u>i. 14,580 new dwellings 2016-2036;</u></p> <p><u>ii. The pattern of delivery is expected to involve (approximately):</u></p> <ul style="list-style-type: none"> • <u>2,572 dwellings completed 1st April 2016 to 31 March 2019;</u> • <u>a. 7,570 7,187 dwellings with planning permission or resolution to grant permission at 1st April 2019;</u> • <u>b. 1,210 dwellings on carried forward proposed allocations (from the previously submitted Local Plan)</u> 	<p>No change to SA scores, but minor changes to justification.</p> <p>While there is a change to the amount of employment floor space to be provided over the plan period this reflects changes to the evidence base for the Local Plan and the new amount is still expected to meet local needs. Furthermore, while there are updates to the housing supply information (including the amendments to reflect the deletion of the SGO) the shortfall of 2,614 dwellings against the target of 14,580 dwellings would be met through an early review of the Local Plan. The modification also updates the requirement for the delivery of affordable homes</p>

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		<p>c. 4,050 dwellings on new sites</p> <ul style="list-style-type: none"> • d. 1,860 <u>1,475</u> allowance for windfall development • <u>732 dwellings on new sites allocated in this plan</u> <p><u>iii.</u> The Council will support the provision of an average of 465 <u>200</u> (net) new affordable homes per annum as part of the overall net additional homes provided each year (from 2016 to 2036).</p> <p><u>ib.</u> 144,050 <u>103,500</u>sq.m. (net) of new employment development (<u>of which 56,800sq.m. to be E(g)(i)/(ii) development</u>);</p> <p>ii.c. and related transport infrastructure, open space, sports facilities and other community facilities 2016–2036.</p> <p><u>2.</u> The urban edge as set out on the policies map defines the main built-up areas within which there is a presumption in favour of new development, subject to the policies of this plan. This will be revised to take account of permitted developments and allocations within this plan.</p> <p><u>4.11</u> <u>The development quantum quoted in Strategic Policy S2 are net additions to the existing stock of development and so take account of losses. In terms of housing, the requirement figure includes a 5% buffer for the period 2019-2024 in accordance with paragraph 47 of the NPPF. No other discounts are applied. The pattern of delivery set out in Strategic Policy S2 results in a shortfall of 2,614 dwellings against the target of 14,580. This is primarily due to the deletion, as recommended by the Local Plan Examination Inspector, of the Strategic Growth Option which had been proposed in the submitted version of the plan. Due to the scale of development currently committed and under construction this shortfall occurs in the latter years of the plan period. The Inspector recommended that this shortfall be addressed in an early review of the local plan. See also Strategic Policy S3 below.</u></p>	<p>in the plan area each year to 200. The SA justification relating to housing (SA objective 1) and economy (SA objective 3) will be updated to reflect the changes to the components of the housing provision to be made over the plan period as well as the updated affordable housing and employment floor space requirement. The benefits identified in relation to housing (SA objective 1) and economy (SA objective 3) are still applicable.</p> <p>In spite of these changes, the overall amount of development to be provided in the plan area is still relatively high (particularly when taking housing growth into consideration). As such, it is still appropriate to identify adverse effects in relation to potential for increased traffic (SA objective 4), use of natural resources (SA objective 5), pollution (SA objective 6) and carbon emissions (SA objective 8), as well potential for harm to biodiversity (SA objective 10), landscape character (SA objective 12) and the historic environment (SA objective 13).</p>

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MM11	<p>Strategic policy S3, Location of new housing</p> <p>Paragraph 4.9 (now proposed to be paragraph 4.12), new paragraphs 4.13 (mostly constitutes existing text from paragraph 4.9) and 4.13</p> <p>Housing trajectory table</p> <p>New paragraph 4.15 (to follow newly proposed housing trajectory)</p> <p>New table 2 Strategic sites with planning permission (to follow the newly inserted paragraph 4.15 as shown above)</p>	<p><u>1.</u> The Borough Council will focus as much new housing development as possible within the existing urban areas, with the remainder on greenfield sites in the form of one strategic growth area, a number of larger strategic sites, and urban extensions and a number of smaller sites to meet more local needs. The Council proposes:</p> <p>i. The development of approximately 605 dwellings on identified sites within existing urban areas (see Chapter 6);</p> <p>ii. The development of approximately 5,300 dwellings (3,350 within the plan period) on a strategic growth option north of Bishopstoke and north and east of Fair Oak (policy S5)</p> <p><u>iii a.</u> The development of approximately 5,960 <u>5,680</u> dwellings on strategic sites <u>with planning permission</u> at:</p> <p><u>aj.</u> South of Chestnut Avenue, Eastleigh at Stoneham Park (1,100 <u>1,150</u> dwellings);</p> <p><u>bij.</u> West of Horton Heath (950 <u>1,500</u> dwellings) (<u>HH1</u>);</p> <p><u>eiii.</u> West of Woodhouse Lane, Hedge End (605 <u>650</u> dwellings) (<u>HE1</u>);</p> <p><u>div.</u> Land north and east of Boorley Green and Botley (1,700 <u>1,400</u> dwellings);</p> <p>e. Land at Fir Tree Farm, Fair Oak (450 dwellings); and</p> <p><u>fy.</u> Land to the north west of Boorley Green of Hedge End Station (680 dwellings);</p> <p><u>vi</u> Land at Pembers Hill Farm (250 dwellings); and</p> <p><u>vii.</u> Land north east of Winchester Street (Uplands Farm) (375 dwellings) (<u>BO2</u>);</p> <p>ivb. The development of approximately 2,702 <u>4,400</u> dwellings on smaller <u>other large sites which already have planning permission or a Council resolution to grant permission, or will come forward as unidentified windfalls;</u></p> <p><u>vc.</u> Provision for approximately 640 <u>732</u> dwellings on new smaller greenfield <u>and urban sites within and adjoining the settlements of Allbrook, Bishopstoke, Botley, Bursledon, Chandler’s Ford, Eastleigh, Fair Oak & Horton Heath, Hedge End, Netley and West End.</u></p> <p>4.12 The development proposed, including development within the existing urban areas and the new greenfield allocations split into parishes and Eastleigh, is shown in <u>on</u> the key diagram. A housing trajectory has been produced to illustrate the anticipated delivery of housing over the plan period. The total <u>supply identified in Strategic Policy S3 (9,394 dwellings)</u> for the Borough falls short of</p>	<p>No change to SA scores, but minor changes to justification.</p> <p>The most significant change set out through the modification is the removal of the strategic growth option (SGO) north of Bishopstoke and north and east of Fair Oak. It also now includes reference to two additional strategic sites but these sites already benefit from planning permission.</p> <p>While some of the sites have now gained planning permission since the SA was undertaken, the SA of Policy S3 in the Proposed Submission Local Plan was considerate of sites with extant planning permission i.e. that they would be likely developed whether included in the Local Plan or not. The appraisal is therefore not dependent on whether particular sites have permission or not meaning there would not be changes in relation to the effects already recorded. The modification also sets out that some of the small and urban sites are allocated at Botley, Chandler’s Ford, Eastleigh, Fair Oak & Horton Heath.</p> <p>The modification will result in the SA effects remaining the same. While the modification removes the SGO and reference to the effects associated with its development should be removed from the SA justification text throughout, development at more rural locations will still occur at some smaller greenfield sites. The following overview focusses on SA objectives for which there is a potential change to justification for the effect recorded.</p> <p>The mixed minor positive and minor negative effects will still be applicable in relation SA objectives 2: community health; 4: road traffic/congestion; 6: pollution; and 8: climate change mitigation. Development at the edge of existing settlements is likely to be accessible to existing services and facilities, but could put pressure on these provisions as well as the road network considering the increased population.</p>

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		<p>exceeds the required 14,580 dwellings 2016-2036 by a considerable <u>small amount</u>, providing some margin (5,186 dwellings) for variation in the development achieved on individual sites. <u>However, 2,572 of these dwellings were completed in the years 2016-2019 leaving an actual shortfall of 2,614. This shortfall has arisen primarily as a result of the local plan examination Inspector's recommended deletion of the Strategic Growth Option which was proposed in the submitted version of the local plan. The Inspector recommended that this shortfall, which will occur in the later years of the plan period, should be addressed through an early review of the local plan. Accordingly, the Council will commence an update of this Local Plan within 1 year of its adoption.</u></p> <p>4.13The site policies in chapter 6 provide an indicative number of dwellings for each site, based on planning permissions, discussions with developers and landowners and development capacity assessments. When determining planning applications, the Council will consider developments with higher dwelling numbers if this can be justified following more detailed work and where the proposed development is in accordance with other policies in the Plan.</p> <p>4.14The housing trajectory is summarised below:</p> <p style="text-align: center;"><u>Local Plan Housing Trajectory 1st April 2016 to 31st March 2036</u></p> <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;"><u>Housing Requirement 1.4.2016</u></td> <td style="text-align: right;"><u>14,580</u></td> </tr> <tr> <td colspan="2"> </td> </tr> <tr> <td><u>Supply:</u></td> <td></td> </tr> <tr> <td><u>Completions 1.4.16 – 31.3.19</u></td> <td style="text-align: right;"><u>2,572</u></td> </tr> <tr> <td><u>Large Site Commitment at 1.4.2019</u></td> <td style="text-align: right;"><u>6,674</u></td> </tr> <tr> <td><u>Large Site Resolutions at 1.4.2019</u></td> <td style="text-align: right;"><u>513</u></td> </tr> <tr> <td><u>Small Site Allowance at 39pa 1.4.2019 to 31.3.2036</u></td> <td style="text-align: right;"><u>663</u></td> </tr> <tr> <td><u>Windfall Allowance at 116pa 1.4.2029 to 31.3.2036</u></td> <td style="text-align: right;"><u>812</u></td> </tr> <tr> <td> </td> <td></td> </tr> <tr> <td><u>Total Committed Supply</u></td> <td style="text-align: right;"><u>11,234</u></td> </tr> <tr> <td> </td> <td></td> </tr> <tr> <td><u>Shortfall (Supply minus Requirement):</u></td> <td style="text-align: right;"><u>-3,346</u></td> </tr> <tr> <td> </td> <td></td> </tr> <tr> <td><u>Allocated in local plan</u></td> <td style="text-align: right;"><u>732</u></td> </tr> <tr> <td> </td> <td></td> </tr> <tr> <td><u>Overall plan provision (shortfall plus allocated)</u></td> <td style="text-align: right;"><u>-2,614</u></td> </tr> <tr> <td> </td> <td></td> </tr> <tr> <td><u>Total Supply 1.4.2016 to 31.3.2036</u></td> <td style="text-align: right;"><u>11,966</u></td> </tr> </table> <p>4.15 <u>Policy S3 1.b sets out the new housing to be delivered from strategic sites with planning permission. The principle of development on these sites is established by the permission. The sites which have planning permission but on which work had not started at 1st April 2019 are subject to their own individual policy allocations in the Local Plan (identified in brackets in Policy S3). Those on which work is currently underway are not individually allocated in the Local Plan. Table 2 below summarises the strategic developments without allocations in the Local Plan.</u></p>	<u>Housing Requirement 1.4.2016</u>	<u>14,580</u>	 		<u>Supply:</u>		<u>Completions 1.4.16 – 31.3.19</u>	<u>2,572</u>	<u>Large Site Commitment at 1.4.2019</u>	<u>6,674</u>	<u>Large Site Resolutions at 1.4.2019</u>	<u>513</u>	<u>Small Site Allowance at 39pa 1.4.2019 to 31.3.2036</u>	<u>663</u>	<u>Windfall Allowance at 116pa 1.4.2029 to 31.3.2036</u>	<u>812</u>	 		<u>Total Committed Supply</u>	<u>11,234</u>	 		<u>Shortfall (Supply minus Requirement):</u>	<u>-3,346</u>	 		<u>Allocated in local plan</u>	<u>732</u>	 		<u>Overall plan provision (shortfall plus allocated)</u>	<u>-2,614</u>	 		<u>Total Supply 1.4.2016 to 31.3.2036</u>	<u>11,966</u>	<p>Providing development in urban areas is likely to provide a high proportion of residents with easy access to employment sites but some of the smaller greenfield sites included through the policy may be more remote from these provisions as well as from public transport links and therefore the mixed minor positive and minor negative effect will also remain applicable in relation to SA objective 3: economy. While the removal of the SGO through the modification would limit the potential for a large amount of greenfield land take in a single location of the Borough, there are still a number of small greenfield sites included alongside urban sites. Therefore, the mixed minor positive and minor positive effect also remains applicable for SA objective 5: natural resources considering the potential for greenfield land take alongside potential for re-use brownfield land at more urban locations. The mixed minor positive and minor negative effect identified in relation to SA objectives 10: biodiversity and geodiversity; 11: green infrastructure; and 12: landscape and townscape will also remain applicable given that focusing development in existing urban areas is likely to minimise development on areas with a higher biodiversity value or with green infrastructure features. The effects also reflect the potential for redevelopment at urban sites which could improve local townscape and protect the rural landscape with adverse effects in relation to these issues where smaller greenfield sites come forward at more rural locations. The minor negative effect identified in relation to SA objective 13: cultural heritage will also continue to be applicable considering the presence of cultural heritage assets which could be affected by new development at both urban and rural sites.</p> <p>It is noted that some site names have been updated but this does not alter the SA findings.</p>
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MM12	<p>Strategic Policy S4, Employment provision New paragraph 4.16 and Table to follow Strategic Policy S4, Employment provision</p> <p>Paragraphs 4.11 – 4.14</p>	<p>1. To contribute towards sustainable economic growth, provision will be made for additional floor space for uses in the B Use Classes (B1, B2 and B8¹ for uses in the B2, B8 and E(g) use classes) and other employment-generating uses through:</p> <p><u>ia. mixed-use regeneration and greenfield development at and adjoining Eastleigh River Side and at Southampton Airport, supported by the delivery of the Chickenhall Lane link road (see policies E6, E7 and E9 and paragraphs 6.4.32 to 6.4.41 and 6.4.51 to 6.4.55, Chapter 6, section 6.4);</u></p>	<p>No change to SA scores, but minor changes to justification.</p> <p>The modification amends the policy to include reference to the Southampton Airport site (which is appraised separately in the SA given that the development supported at the site is specifically set out through Policy E9). This site is directly to the south of the Eastleigh River Side site which was already included through Policy S4.</p>															

¹The Town and Country Planning (Use Classes) Order 1987 as amended divides land uses into a number of categories, e.g. A Retail (subdivided into use classes A1 to A5), B Business etc. B1 business is further sub-divided into sub-categories e.g. B1(a) offices, B1(b) research and development, and B1(c) light industry, all of which should be capable of being carried out without detriment to residential amenities. Class B2 is general industry, and Class B8 is warehousing.

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		<p>ii<u>b.</u> further employment development adjoining Chalcroft Business Park, subject to the provision of a new road link between the distribution park and Bubb Lane (see policies WE1 and WE2, <u>and paragraphs 6.5.49 to 6.5.51, Chapter 6, section 6.5);</u></p> <p>iii<u>c.</u> small-scale employment allocations at Botley, Bursleson, Chandler’s Ford (Policy CF4), Eastleigh (Policy E1), Fair Oak (Horton Heath), Horton Heath (Policy HH1) Hedge End (Policies HE4 and HE5) and West End (Policy WE3) (See Chapter 6);</p> <p>ve. retaining existing (and allocated) employment sites which have the potential to contribute towards future employment needs, and intensifying their use (see policy DM15, Chapter 5);</p> <p>vif. regeneration of Eastleigh town centre in accordance with the Council’s ‘Eastleigh Town Centre Vision’ (see policies E3 and E4, Chapter 6, section 6.4) and of district and local centres, to include retail, office, leisure, cultural and residential development (policies DM21). This will include the restriction of out of-centre retail and office development.</p> <p>2. <u>Unless no suitable sites are available and, in accordance with the ‘sequential approach’, office development will be focused firstly in Eastleigh town centre, the wider Eastleigh urban renaissance quarter, at Eastleigh River Side, (Southampton Airport) and in district and local centres. Employment land in the SGO could include office provision in accordance with policy S5.</u> Retail development will be focused firstly in Eastleigh town centre, and in district, local and neighbourhood centres according to the role of each centre within the local retail hierarchy. Out of centre office and retail development must be in accordance with national policy.</p> <p>3. In implementing this policy the Council will have regard to the <u>non-statutory PfUSH South Hampshire Spatial Position Statement</u> vision that south Hampshire will become a major centre in creativity, innovation and technology, and will encourage</p> <p>4.16 <u>It is anticipated that the employment development floorspace targets set out in Strategic Policy S2 criterion 1b will be met as follows:</u></p>	<p>The inclusion of the Southampton Airport through the policy would not result in a change to the effects identified through the SA. Changes to the justification for the effects recorded are noted below.</p> <p>The area identified for the expansion of the airport’s operations is mostly greenfield land but as the allocated employment sites will still primarily involve of regeneration of existing development the mixed minor positive and minor negative effect recorded in relation to SA objective 5: natural resources will continue to apply. The extension of the airport would benefit from access to similar sustainable transport links to the existing site although these do not include railway links and only Bluestar 2 and Unilink U1A U1C bus routes within 800m to 1km. Other employment sites such as Eastleigh River Side and the proposed development adjoining Chalcroft Business Park are adjacent to the railway line and therefore are likely to be accessible to workers by rail, as well as providing potential opportunities to transport goods by rail. Considering the location of all sites included in the policy, the policy is still expected to have overall negligible effects with regards to SA objectives 4: road/traffic congestion and 8: climate change mitigation. Development is not expected to improve current baseline conditions, but development at these locations is unlikely to result in conditions becoming significantly worse. The minor negative effect identified with regards to SA objective 6: pollution will also remain applicable given that many of the allocated employment sites lie near or adjacent to a railway line or motorway, and are therefore likely to experience noise and air pollution from these sources. This is likely to be the case at the airport site, with potential for noise pollution from the railway line to the north and also the airport site itself. The policy generally promotes regeneration of existing urban sites which could help to protect more rural biodiversity sites in the plan area. The Eastleigh River Side allocation which was already</p>

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		<p>4.20 In accordance with the PfUSH Economic Development Strategy, the Council will seek to focus office development in town and district centres that are readily accessible by alternative modes of transport, and where such developments can contribute to maintaining the vitality and viability of the centre. Proposals for substantial new office <u>development</u> outside of town and district centres will be considered in accordance with the sequential test of the NPPF paragraph 24 and will include consideration of <u>the availability of suitable sites within the centre and the potential impact on other centres outside the Borough including the city of Southampton</u>. In addition to the more traditional forms of employment, the Council recognises the contribution that is made to the local economy by other non-industrial/commercial sectors, for example retail, leisure and cultural activities, tourism, education and health services.</p> <p>4.21 ‘...There is considered to be capacity within the town centre to accommodate additional retail floor space, particularly in northern areas⁴⁸...’</p> <p>Please see the 2017 update to the Council’s SLAA at www.eastleigh.gov.uk/SLAA</p>					
MM13	<p>Strategic Growth Option Section before paragraph 4.18</p> <p>Paragraphs 4.18 – 4.19</p> <p>Strategic Policy S5, New Communities, land north of Bishopstoke and land north and east of Fair Oak</p> <p>Paragraphs 4.20 – 4.37</p>	<p>Strategic Growth Option</p> <p>Relevant issues and objectives</p> <p>Issues (Chapter 2): P1-5, G1, G4M G6, G11, G12, G13, G16, C3</p> <p>Objectives (Chapter 3): iv, v, x, xi, xiii</p> <p>Related local and national strategies/policies (see Appendix B)</p> <table border="1" data-bbox="902 1199 1890 1593"> <thead> <tr> <th data-bbox="902 1199 1329 1255">Source</th> <th data-bbox="1338 1199 1890 1255">Reference/ title</th> </tr> </thead> <tbody> <tr> <td data-bbox="902 1255 1329 1593">Eastleigh Borough Council</td> <td data-bbox="1338 1255 1890 1593"> Strategic Land Availability Assessment (May 2017) Strategic Growth Options, Background Paper Eastleigh Borough Local Plan 2011-2036 – Issues and Options paper (December 2015) Sustainability Appraisal report (2018) </td> </tr> </tbody> </table> <p>4.18 The Council’s preferred approach for new greenfield development is the creation of two new communities to the north of Bishopstoke and Fair Oak, and a new link road to the M3 junction 12 (passing through Eastleigh and Winchester districts). The scale of need for new homes and employment means there is a need for significant development on greenfield land in the Borough. Concentrating development in these locations enables whole new communities to be created with a mix of homes, jobs, services and open spaces and will secure more developer funding for transport</p>	Source	Reference/ title	Eastleigh Borough Council	Strategic Land Availability Assessment (May 2017) Strategic Growth Options, Background Paper Eastleigh Borough Local Plan 2011-2036 – Issues and Options paper (December 2015) Sustainability Appraisal report (2018)	Effects identified in relation to site only and site with policy (S5) deleted from throughout the SA.
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		<p>and community facilities. This will have significant benefits for existing as well as new communities including: easing traffic congestion, and creating a new district shopping centre, more school places and better health facilities. If development were dispersed it could generate the same cumulative impacts on traffic and facilities but would not support a comprehensive approach to addressing them. However the development will inevitably have impacts. It therefore needs to be very carefully planned on a comprehensive basis as set out in the policy. This will both maximise the benefits of creating new communities; and avoid or mitigate the impacts.</p> <p>4.19 The principles of development will be set out in a North of Bishopstoke and Fair Oak Supplementary Planning Document. This should inform the developer’s detailed masterplan.</p> <p>Strategic Policy S5, New Communities, land north of Bishopstoke and land north and east of Fair Oak</p> <p>An area of land to the north and east of Bishopstoke and Fair Oak, as defined on the policies map, is allocated as a strategic location for two new communities. Development will be in accordance with the principles of development set out in this policy, the North of Bishopstoke and Fair Oak Supplementary Planning Document (SPD) and a detailed masterplan to be approved by the Council. Development will include new homes, employment Space, retail and community facilities, open spaces and a new link road (Allbrook Hill, north of Bishopstoke and Fair Oak link road, see policy S6).</p> <p>Phases of the development will make timely provision for transport, community, environmental and other necessary infrastructure and measures.</p> <p>To ensure a comprehensive development:</p> <p>The area covered by each outline/full planning application will be sufficiently large to ensure each phase contributes to the effective ‘place making’ of the overall Strategic Growth Option (SGO).</p> <p>The first planning application will be subject to the approval by the Borough Council of a detailed masterplan (including design codes) for the whole area covered by this policy. This will also include an infrastructure delivery and phasing plan which will set out the appropriate timing of the provision of the infrastructure, facilities and measures specified below, alongside phases of the development.</p> <p>The development will meet the following principles (development quantums should be treated as minima and will be tested further through the SPD):</p> <p>1. Two distinct and separate communities will be created, separated by a countryside gap as defined on the policies map:</p>	

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		<p>a. a new community to the north of Bishopstoke will provide approximately 1,000 dwellings and some employment land, a local centre, 1 primary school, and open spaces;</p> <p>b. a new community to the north and east of Fair Oak will provide approximately 4,200 dwellings, most of the employment land, a district centre, 1 secondary and 2 primary schools and open spaces.</p> <p>2. The layout and design of each community and its constituent mix of uses will create an integrated and distinctive ‘place’, with different character areas within each community, and clear and permeable connections for pedestrians and cyclists within the community and to surrounding destinations and for existing residents to access the new facilities.</p> <p>3. The form and density of development, open spaces and landscape will accord with the following aims, to:</p> <p>a. ensure effective use of development land to appropriately maximise the number of new homes and other development;</p> <p>b. protect the setting of the South Downs National Park, the River Itchen valley, countryside gaps with Golden Common; Lower Upham / Upham and Horton Heath (east of Knowle Lane), and other areas of high landscape sensitivity. Landscape buffers and woodland should be provided on the boundary of the countryside gaps. Precise countryside gap boundaries will be determined after masterplanning. Lighting will where possible contribute to ‘dark sky’ objectives, and avoid adverse impact on ecology while also ensuring safety and sporting needs are met;</p> <p>c. promote higher densities close to the district and local centres and public transport routes and to support bus operational needs; and</p> <p>d. protect the amenity of existing properties immediately adjoining the proposed development.</p> <p>4. There will be a mix of housing types including affordable housing and provision for older persons housing in line with policies DM26 and DM27.</p> <p>5. The district centre will be located to create close links to the existing Fair Oak village centre, and to serve both the existing and new communities of Fair Oak. It will include a supermarket, convenience retail and local service provision, and may include an element of local comparison retail provision. It will not generate a significant adverse impact on Eastleigh town centre. Measures will be provided to enhance the existing Fair Oak village centre.</p> <p>6. The employment land will total approximately 30,000sq.m. (gross) of floor space, consist predominately of light industrial and office uses (B1 use class) and will be designed, operated and incorporated into the overall layout of the new communities to protect residential amenity. Major office development (greater than 1,000 sqm gross) will only be supported if there are no suitable, available or viable alternative sites in or on the edge of</p>	

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		<p>Eastleigh town centre and it will not lead to exceeding the Borough wide office target (policy S4).</p> <p>7. The developer will provide serviced land for all the schools and associated playing fields at nil costs. The secondary school will be available for the community use of its buildings and open spaces by recognised sporting and community groups outside of school hours.</p> <p>8. The developer will provide health services either through provision of buildings on site at nil cost as part of the district centre or a financial contribution to the expansion of the existing Stokewood surgery to create a community health hub as agreed by the Council and Clinical Commissioning Group.</p> <p>1. Development will support and not prejudice the delivery of the full link road as set out in policy S6. All phases of development will make a proportionate financial contribution to the link road. No development will be permitted until the link road (or at least phases 1-3 as defined by policy S6) has full planning permission; all the land is in the control of the developers; and there is at least a strong likelihood that the full road will be funded. Phases of development will not be occupied until phases of the link road are completed, as determined by the infrastructure delivery phasing plan.</p> <p>10. The developer will make an appropriate financial contribution towards the provision of:</p> <ul style="list-style-type: none"> a. other transport measures (on and off site), including appropriate public transport, cycling, walking, horse riding and traffic management measures on surrounding local roads, including to divert traffic on surrounding roads to use the new link road, and within the South Downs National Park; b. schools (on site); c. green infrastructure management; d. and other measures as appropriate in accordance with policy DM 39. <p>11. Development will provide new utilities in accordance with policy DM 9 [water, waste water, energy, broadband], coordinating works to avoid disruption. The developer will assess, on the basis of the whole strategic growth option, whether appropriate low carbon energy generation and distribution systems can be provided, and provide them if viable.</p> <p>12. Development will not be permitted unless it is demonstrated through project-level Appropriate Assessment (Habitats Regulations Assessment) that it (either alone or in combination with other plans or projects, and subject only to imperative reasons of overriding public interest in the absence of alternative solutions) will not adversely affect the integrity of the River Itchen Special Area of Conservation or any other European Site. Development will be required to protect headwater ecosystems and hydrological flows and preserve the flood zone around Bow Lake. Buffers will be required in accordance with DM6. A contribution towards strategic mitigation measures for any adverse effect on the southern damselfly as set out in policy DM11 will be required.</p>	

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		<p>13. Development will not adversely affect the ecological functioning of the Sites of Importance for Nature Conservation and priority habitats such as ancient woodland/hedgerow complex or the protected and priority species that use them. An appropriate area of land will remain undeveloped around the headwaters and tributaries of the River Itchen, the Sites of Importance for Nature Conservations (SINCs) and ancient woodland, and other measures provided as required, including a visitor management plan for the woodland.</p> <p>14. Development will appropriately manage the risk of flooding to the new communities and not increase the risk of flooding to existing communities. Development will include sustainable drainage systems which are appropriate to the overall design of the new communities, and preserve the water quality and flows in the Itchen and its tributaries and other flood risk management measures as required.</p> <p>15. Development will include a range of ‘green infrastructure’ (including open spaces), broadly in accordance with the standards in policy S10, DM34 and DM35, to meet a wide range of recreational and sporting needs for existing and new communities, protect and enhance ecology, provide suitable alternative natural green space (SANGS), manage flood risk and protect the fish farm business. Where possible, green infrastructure will be designed and located to meet multiple aims. Green infrastructure will be designed to create ecological networks, and attractive routes through the development for pedestrians, cyclists and horse riders. Mature trees and wherever possible hedgerow networks will be retained.</p> <p>16. Development will not proceed until the appropriate prior extraction of minerals has taken place. Appropriate extraction will depend on amenity, environmental and other relevant considerations; the need to ensure the timely provision of new homes and other development, and that minerals are not needlessly sterilised. The strong preference will be for any minerals to be extracted and used on site as part of the construction of the development.</p> <p>17. Heritage assets (including archaeology) and their settings will be conserved and enhanced appropriately in line with national policy.</p> <p>4.20 The development may come forward in a number of phases and planning applications. However to ensure the development is planned on a comprehensive basis the policy requires: first that each individual outline / full planning application is submitted for a sufficiently large phase of the Strategic Growth Option (SGO) to avoid small piecemeal development; and second, that in addition to the Local Plan, planning applications will be determined in accordance with two documents. The first is the North of Bishopstoke and Fair Oak SPD which is being prepared by the Council and will include an overarching master plan. The second is a more detailed master plan which will be prepared by the developers in accordance with the Local Plan and SPD, will include an infrastructure delivery and phasing plan and be approved by the Council. The Council will only approve the first planning application once it has approved the detailed master plan. Both the SPD and detailed masterplan will cover the whole SGO policy area, and the wider green infrastructure area. The Council will expect all land interests to work together to secure a comprehensive</p>	

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		<p>approach to development. The Council will discuss further with Winchester City Council the extent and nature of the wider green infrastructure area, to seek an appropriate countryside and landscape setting for the SGO.</p> <p>4.21 The first new homes will be completed in 2019/20. Technical studies suggest the full development may take up to 25 years to complete, with at least 3,350 homes delivered by the end of the plan period in 2036. The Council continues to take actions and work with the Government and other agencies to accelerate housing delivery.</p> <p>4.22 To create a distinctive and varied sense of place which responds positively to its setting, it is important to create two distinct communities (to the north of Bishopstoke and to the north and east of Fair Oak). These communities will be separated by a countryside gap. This will help maintain the distinct identity of each community, protect the setting of nearby woodland and provide public open space.</p> <p>4.23 The policy sets out the range of facilities which will be provided in each community, according to their size. This will ensure people have access to local facilities, and a vibrant identity is created for each community.</p> <p>4.24 The layout and design of development will create a distinctive and varied sense of place, and an attractive network of streets and routes for pedestrians, cyclists, buses and other vehicles to move through the development and to surrounding destinations.</p> <p>4.25 The form and density of development will ensure that effective use is made of development land consistent with achieving a high quality environment. The Council's initial view is that the two communities should deliver a combined total of approximately 5,200 dwellings. This will be refined in the light of the North of Bishopstoke and Fair Oak SPD masterplan. Higher densities will be supported close to the new district and local centres and public transport routes, to increase the number of people who can easily walk to these services. Medium densities will be supported across much of the development. Lower densities are likely to be needed in areas of additional landscape sensitivity close to the South Downs National Park, the River Itchen valley, and countryside gaps with Golden Common and Upham / Lower Upham.</p> <p>4.26 The type of housing delivered will be in accordance with the mix of housing identified in policy DM26 and the levels of affordable housing in policy DM30.</p> <p>4.27 The district centre will be located within the larger of the two new communities, to the north and east of Fair Oak. It will be located as close to the existing Fair Oak village centre as possible. This will help create links between the two centres and also ensure the new centre is located so that it effectively serves both the existing and new communities in Fair Oak. It will significantly add to the range of facilities available to Fair Oak, strengthening the sense of community and reducing the need to travel further afield. To ensure this is achieved, the district centre will provide a new supermarket, and further convenience shops, services (e.g. banks, restaurants, etc.) and local comparison shops. A retail assessment will be required to be undertaken by the applicant to</p>	

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		<p>ensure there is no significant adverse impact on Eastleigh town centre. The secondary school will provide a wider community resource outside of school hours.</p> <p>4.28 The provision of employment land will help deliver the Borough's overall targets as set out in policy S4, and provide jobs for local people, reducing the need to travel further afield. Given the nature of the area and surrounding road network, the employment will predominately be for light industry or offices (B1 use class). A small element of general industrial (B2) or warehouse (B8) uses may be suitable but will require careful justification. The layout, design and control of employment uses will need careful consideration to ensure that the residential amenity of communities is protected.</p> <p>4.29 The provision of the new Allbrook Hill, Bishopstoke and Fair Oak link road, as set out in policy S6, is a critical part of the overall concept for the new communities. This is because, without the link road, the scale of the full development proposal would generate significantly more traffic congestion across the Borough's road network and the link road will provide relief to this congestion. The first stage of development should not be permitted until it is clear that phases 1 to 3 of the link road as defined by policy S6 can be completed. This means that full planning permission has been granted for the road within Eastleigh and Winchester districts, to fully demonstrate that all environmental and other planning issues have been addressed; that the infrastructure, delivery and phasing plan (IDPP) has been agreed between the Council and all developers within the SGO; that all the land required is within the control of the SGO developers; and there is clear evidence that the road will be funded by the developers (and partially with additional public funding if needed). The clear evidence regarding developer funding will include a detailed viability assessment based on the cost of the road which has received full planning permission; the detailed masterplan for the whole SGO including costings for other developer contributions. Where partial public funding is required there will be as much confidence as reasonably possible at that stage that this will be forthcoming. Each phase of development will make a financial contribution to the link road which is proportionate to the scale of built development within that phase, as set out in the approved infrastructure and delivery phasing plan. The completion and occupation of dwellings be phased so that they are only completed alongside individual phases of the link road, according to a programme to be determined by a detailed transport assessment and set out in the approved infrastructure and delivery phasing plan. Any revision to this phasing will be determined by subsequent detailed Transport Assessments associated with a revision of the infrastructure delivery and phasing plan (IDDP) for the whole of the SGO. However no significant development to the north of Bishopstoke will be completed until phases 1, 2 and 3 of the link road is complete.</p> <p>4.30 In addition to the link road, the developer will provide for or make a financial contribution to other transport measures, which are likely to include on and off-site junction and public transport improvements and funding for sustainable transport links so the site can link into the existing cycle network. These measures will be informed by a Transport Assessment.</p> <p>4.31 The developer will provide the land at nil cost for and make an appropriate financial contribution towards the provision of the new schools. The secondary school, and the primary schools combined, will provide capacity for 12 forms of entry. The health infrastructure could be provided</p>	

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		<p>either within the site or by an appropriate financial contribution for the expansion of an existing surgery close to the development, as agreed by the Council and Clinical Commissioning Group.</p> <p>4.32 Development will provide new utilities in accordance with policy DM9 which will require connection to the nearest suitable point off site. The applicant will consider whether a district energy (combined heat and power) network can be provided, and do so if it is viable.</p> <p>4.33 The development lies close to important environmental designations and species. It is important that the layout and design of development does not adversely affect these designations. An Environmental Impact Assessment and a further Appropriate Assessment (Habitat Regulations) will be required at the planning application stage. However it is likely that the following measures will be required:</p> <ul style="list-style-type: none"> • buffers left free of development around important features: (Measures will be put in place to mitigate any adverse effects on Southern Damselfly populations so as to ensure no adverse effect on the integrity of the River Itchen SAC) [20 metres]* around headwaters and watercourses; ➤ [30-50 metres]* around ancient woodland Sites of Importance for Nature Conservation, , the precise buffer within that range will be determined by the further assessment and detailed design; Large enough to preserve the root zones of Trees and tree lines of value; 5 metres around hedgerows that are retained (with like for like replacement of any species rich hedgerows which are lost); (Distances are indicative and will be refined by more detailed studies) retain semi improved and marshy grassland where possible or else ensure it is replaced; • Great Crested Newt habitats on the eastern edge of the site are appropriately protected; the creation of green infrastructure to provide interlinking foraging and commuting habitats, including vegetated crossing of roads; sustainable drainage measures; a woodland visitor management plan; <p>any other measures which are required to ensure there is no adverse impact.</p> <p>4.34 The development lies within flood zone 1, the lowest area of flood risk. However it is important it is designed to manage flood risk and not increase flood risk in surrounding communities. This will require the provision of sustainable drainage in accordance with policy DM6 and other measures. Any planning application for development permitted by this policy will be required to be accompanied by a further full flood risk assessment.</p>	

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		<p>4.35 Green infrastructure is connected ‘networks’ of multi-functional areas of green space and other environmental features. It includes all types of open space and playing pitches, hedgerows, trees, woodland streams and wetland. The Infrastructure Delivery and Phasing Plan will include a Green Infrastructure Strategy which will also set out management arrangements. New and enhanced green infrastructure will be integrated into the overall layout and design of development and into the existing network of green infrastructure so as to achieve multiple aims. These include the creation of an attractive sense of place, a gap between the two communities and with adjacent settlements, a range of public open space and sports pitches for existing and new communities, attractive routes for pedestrians, cyclists and horse riders, an ecological network connecting and protecting important ecological features and ancient woodland, and managing flood risk. Suitable alternative natural greenspace will encourage residents to stay locally rather than use more environmentally sensitive areas elsewhere.</p> <p>4.36 Parts of the development area are understood to have sand and gravel mineral reserves. In accordance with the Hampshire Minerals and Waste Plan (2013) and Minerals Safeguarding SPD (2016) the applicant will assess these mineral reserves and extract these minerals prior to the development proceeding if appropriate. The preference will be for minerals to be extracted and used on site as part of the construction of the development, to minimise traffic and amenity impacts, and to facilitate the timely delivery of new homes. These activities should only be undertaken if it does not impact on the biodiversity value and hydrology associated with the River Itchen Special Area of Conservation.</p> <p>4.37 Development will protect the setting of designated assets such as listed buildings. The area north of Bishopstoke is a non-designated historic park and garden, although there are no visible features of this asset remaining. Development is appropriate in this area and to enhance the asset development should reflect the history of the area, for example in the design and layout of the open spaces.</p>	
MM14	<p>Strategic Policy S6, New Allbrook Hill, Bishopstoke and Fair Oak Link road</p> <p>Paragraphs 4.38 – 4.45</p>	<p>To delete as follows:</p> <ul style="list-style-type: none"> ● A new link road is supported from the Allbrook Link Road to the B3037 east of Fair Oak, as defined on the policies map, serving the housing allocation at Allbrook Hill (policy AL1) and the new communities north of Bishopstoke and Fair Oak (policy S5). This link road has 4 phases: <ul style="list-style-type: none"> ● Phase 1: from the Allbrook Link Road to the junction of Allbrook Hill and Pitmore Lane. ● Phase 2*: the existing B3335 Highbridge Road. This will include a realignment of the road to improve the traverse of the Allbrook rail bridge for larger vehicles. It will also include more signs as needed warning of the rail bridge within this phase and across the wider network. ● Phase 3*: from the B3335 through the new community north of Bishopstoke to the B3354 Winchester Road north of Fair Oak. ● Phase 4: from the B3354 through the new community north and east of Fair Oak to the B3037. ● *Parts of phases 2 and 3 are within Winchester City Council’s area. 	Effects identified in relation to site only and site with policy (S6) deleted from throughout the SA.

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		<p>Each phase of the link road will meet each of the following criteria:</p> <ol style="list-style-type: none"> 1. include an appropriate design of the highway, junctions and crossings for vehicles, cyclists, pedestrians and where appropriate horse riders. The highway will be designed to act as a through road: a main road outside of the development areas, and to form a through street within the development areas to integrate with the new communities; 2. not adversely affect (either alone or in combination with other plans or projects; and subject only to imperative reasons of overriding public interest in the absence of alternative solutions) the integrity of the River Itchen Special Area of Conservation or any other European site. This will include the provision of appropriately designed bridges across the river and its tributaries, measures to manage hydrology, and any other measures required; 3. not adversely affect Sites of Importance for Nature Conservation; 4. not increase flood risk in the wider area and if possible reduce existing flood risk; 5. be designed to manage and mitigate its: <ol style="list-style-type: none"> a. visual effect on the landscape b. noise effects on surrounding communities; and 6. integrate into the overall design for the new communities to the north of Bishopstoke and Fair Oak, in accordance with the masterplan required by policy S5. This will include space for sustainable drainage and a tree lined avenue. <p>4.38 The new link road will connect the existing community at Fair Oak and the new communities north of Bishopstoke and Fair Oak with junction 12 of the M3. As well as serving the new communities, the link road will provide significant congestion relief along the existing Bishopstoke Road and in central Eastleigh (an air quality management zone).</p> <p>4.39 The link road can be divided into a number of phases:</p> <ul style="list-style-type: none"> • Phase 1 connects the existing Allbrook link road (and hence junction 12 of the M3) with the B3335. This phase of the road relies on land in separate ownership to that in the new communities to the north of Bishopstoke and Fair Oak. However it is understood that the land will be released for the road in conjunction with development at Allbrook (policies AL1 and AL2). • Phase 2 is the existing B3335. This road passes under the mainline railway via a bridge with slightly constrained dimensions. Light vehicles can pass each other. However heavy goods vehicles cannot pass each other. The development and link 	

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		<p>road will generate some increase in heavy goods vehicles. However the situation for existing and additional traffic can be improved by re-aligning the roads (to enhance the vertical and horizontal clearance) and improving warning signs. The re-alignment will include a new bridge which crosses the River Itchen Special Area of Conservation (SAC), and the remainder of the road also passes within 200 metres of the Special Area of Conservation. The road, including the realignment also lies within the flood zone and needs to be designed to mitigate flooding issues. The route of the re-alignment is within the control of the developers.</p> <ul style="list-style-type: none"> • Phase 3 runs from the B3335 through the new community to the north of Bishopstoke to the B3354. This road crosses tributaries and headwaters of the River Itchen SAC which are also within the flood zone. This phase lies within land controlled by the developers. Phase 4 runs from the B3354 through the new community to the north and east of Fair Oak to the B3037. This phase lies within land controlled by the developers. <p>4.40 — The design and chronological phasing of the road will be informed by a Transport Assessment for the new development to ensure it appropriately accommodates all road users. The link road will be designed to encourage traffic to use it as a through route, to reduce congestion whilst appropriately managing traffic on the new route, particularly as it passes through new residential areas.</p> <p>4.41 — Given the environmental designations the link road passes, a full planning application should be submitted. The road will require an Environmental Impact Assessment and project level Appropriate Assessment (Habitat Regulations). The road will require careful design to ensure it does not adversely affect the integrity of the River Itchen SAC. This will require a number of measures:</p> <ul style="list-style-type: none"> • The bridges across the River Itchen, its tributaries and headwaters must be appropriately designed. This means they will be single span bridges to ensure sufficient passage for otters, and migratory fish and preservation of the hydrological processes, unless strong and compelling evidence can be provided in the project level Appropriate Assessment (Habitat Regulations) HRA that an alternative design will not adversely affect the integrity of the River Itchen SAC. • Management of surface water run-off. • Measures will be put in place to mitigate any adverse effects on southern damselfly populations so as to ensure no adverse effect on the integrity of the River Itchen SAC. <p>4.42 — The road will also avoid the buffers around the woodlands as set out in policy S6.</p> <p>4.43 — The road will require a project level flood risk assessment. Where the road is realigned and a new road is created compensatory storage areas will be provided elsewhere.</p>	

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		<p>4.44 The road will require project level landscape, noise and lighting assessments and be designed to mitigate these effects.</p> <p>4.45 The road will be designed to appropriately manage and cater for all different road users including pedestrians and cyclists, and to integrate into the new communities as places.</p>	
MM15	Paragraph 4.1	4.1 ‘...- a strategic growth option north of Bishopstoke and north and east of Fair Oak, S5 and S6; ...’	None.
MM16	Paragraph 5.163	5.163 “...Two <u>One</u> new secondary schools are is required, one for the north of Bishopstoke and Fair Oak Strategic Growth Option and one for the east of the Borough...”	None.
MM17	Paragraph 6.1.5	6.1.5 The Local Plan identifies sites north of Bishopstoke and Fair Oak as a strategic development option. This will involve the creation of two communities, served by a new link road and supporting infrastructure including a new district centre, schools, open space and employment uses as set out in policies S5 and S6. The development of these new communities and their relationship with Bishopstoke and Fair Oak will be key issues for the Borough and for the parishes of Bishopstoke and Fair Oak in particular.	None.
MM18	Paragraph 6.1.12	<p>6.1.12 The following policies apply in Bishopstoke:</p> <p>S5 New communities, land north of Bishopstoke and land north & east of Fair Oak (page 41)</p> <p>S6 New Allbrook Hill, Bishopstoke and Fair Oak link road (page 48)</p> <p>Bi1 South of Stokewood Surgery</p>	None.
MM19	Preceding sub-headings and paragraph 6.1.14	<p>Strategic growth option</p> <p>Land north of Bishopstoke and north and east of Fair Oak</p> <p>6.1.14 The Council’s preferred approach to meeting the need for greenfield residential development, subject to finalising detailed evidence, is through the development of two new communities including a community to the north of Bishopstoke. Further information on this is included in Chapter 4 and Strategic Policies 5 and 6.</p>	None.
MM20	Preceding sub-headings and paragraph 6.1.30	<p>Strategic growth option</p> <p>Land north of Bishopstoke and north and east of Fair Oak</p> <p>6.1.30 The Council’s preferred approach to meeting the need for greenfield residential development, subject to finalising detailed evidence, is through the development of two new communities to the north and east of Fair Oak. Further information on this is included in Chapter 4 and Strategic Policies 5 and 6.</p>	None.
MM21	Paragraph 6.1.43 Paragraph 6.1.44 Paragraph 6.1.47	6.1.43 Limitations on the road network are identified as an issue in Fair Oak and Horton Heath. The Bishopstoke-Fair Oak Road corridor is recognised as a particularly congested route at peak hours. A number of junction improvements are currently committed by developers as described below; these should also enhance capacity to cater for some traffic flows to/from the proposed Strategic Growth Option site.	None.

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	Paragraph 6.1.50	<p>6.1.44 Traffic flows in this area will change as development commences on the preferred approach of a strategic growth option North of Bishopstoke and north and east of Fair Oak and the Transport Assessment will provide data on these changes and any further highway capacity schemes that are identified as required. Details of the estimated cost and timing of any further highway improvements required will be included in an updated Infrastructure Delivery Plan.</p> <p>6.1.47 The ability of the above improvements to also accommodate additional traffic flows generated by the preferred SGO has been considered as part of the Transport Assessment.</p> <p>6.1.50 The ability of the above improvements to also accommodate additional traffic flows generated by the SGO has been considered as part of the Transport Assessment.</p>	
MM22	<p>Preceding sub-headings</p> <p>Paragraph 6.4.75</p> <p>Paragraph 6.4.76</p> <p>Paragraph 6.4.77</p>	<p>Transport</p> <p>Allbrook Hill Relief Road</p> <p>6.4.75 Part of the proposals for a new northern link road between M3 Junction 12 and the proposed Strategic Growth Option is to deliver a new Allbrook Hill Relief Road, linking the B3335 Allbrook Hill/Highbridge Road/Pitmore Road junction with the A335 Allbrook Way, south of M3 Junction 12.</p> <p>6.4.76 It is proposed that the junction in the centre of Allbrook would be modified so that the new section of road (through to Allbrook Way) would link directly with Highbridge Road, and Pitmore Road would become the minor arm of a “T” junction. Allbrook Hill, currently a two-way through road, would become a cul-de-sac connecting into Osborne Mews to maintain access for residents and businesses there, but would no longer be a two-way route for through traffic (one-way local traffic may be allowed).</p> <p>6.4.77 It is envisaged that such an arrangement would both prioritise traffic from the Strategic Growth Option site towards M3 Junction 12, and would also resolve existing traffic congestion and safety issues on Allbrook Hill.</p>	None.
MM23	<p>Preceding sub-heading</p> <p>Paragraph 6.4.78</p> <p>Paragraph 6.4.79</p>	<p>M3 Junction 12 and Allbrook Way</p> <p>6.4.78 The Allbrook Hill Relief Road would connect to the A335 Allbrook Way by means of a new roundabout junction. Traffic modelling to date has indicated that additional traffic flows from the Strategic Growth Option site would have a significant impact on congestion at the eastern roundabout of M3 Junction 12, such that an improvement scheme here to mitigate these impacts would be required. Other aspects of operation of the junction (e.g. the operation of sliproads to the main carriageway) are not indicated as being significantly affected by development traffic flows although this is being tested further.</p> <p>6.4.79 Work is currently underway to develop an improvement scheme for M3 Junction 12 and details of a preferred option for this will be included a specific study for this junction. It is anticipated that this scheme would be mostly focused on the arms of the eastern roundabout but may also need</p>	None.

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		to incorporate improvements to Winchester Road (link to Otterbourne Hill) on the north side of the junction.	
MM24	<p>Preceding sub-heading</p> <p>Paragraph 6.4.80</p> <p>Paragraph 6.4.81</p>	<p>Allbrook</p> <p>6.4.80 Allbrook Rail Bridge has been identified as a potential pinch-point for large vehicles. The northern link road proposals include changes to the highway geometry under the bridge itself and on the approaches to the bridge (particularly to the east of the bridge, where Highbridge Road is proposed to be realigned to straighten the bridge approach). These changes should improve the height clearance for large vehicles and enable them to pass each other more easily under the bridge and on its approaches.</p> <p>6.4.81 The promoter of the Strategic Growth Option site will be required to provide detailed design proposals for alterations here, which maintain accessibility for pedestrians and cyclists, to the satisfaction of the Local Highway Authority.</p>	None.
MM25	<p>Paragraph 6.5.86</p> <p>Paragraph 6.5.89</p>	<p>6.5.86 Further improvements to the road system in Botley Parish are likely to be needed in association with the new development under construction at Boorley Green, <u>and</u> the committed development between Boorley Green and Hedge End station, and potentially in relation to the proposed Strategic Growth Option. Details of the estimated cost and timing of these highway improvements will be included in an updated Infrastructure Delivery Plan. These improvements include:</p> <p>6.5.89 It is possible that even with this improvement, capacity could be exceeded by traffic generated by the proposed SGO site and the proposed Botley bypass. It is likely it would be possible to additionally widen the Winchester Road southern approach if a requirement is identified in the Transport Assessment. The Borough Council will work with the Highways Authority to secure funding for this proposal from developers' contributions, including s.106 and community infrastructure levy funding, along with other sources of funding if necessary, in accordance with the principles set out in strategic policy S12.</p>	None.
MM26	<p>Strategic policy S7, New development in the countryside</p> <p>Supporting text previously in 4.47 – 4.48</p>	<p>There is a presumption against new development in the countryside, subject to other policies of this Local Plan. Countryside is defined as all the areas outside the urban edge as defined on the policies map, including river valleys, ancient woodland and the undeveloped coast.</p> <p><u>2. In permitting new development in the countryside the Borough Council will seek to:</u></p> <p><u>a. avoid adverse impacts on the rural, woodland, riparian or coastal character, the intrinsic character of the landscape including the avoidance of adverse landscape impacts on areas adjoining national parks and their settings, the significance of heritage assets and on the biodiversity of the area;</u></p> <p><u>d. safeguard the best and most versatile agricultural land unless the benefit of the development clearly outweighs the loss; and</u></p>	<p>Update to SA scores recorded (SA objective 5: natural resources).</p> <p>The SA score for SA objective 5 has been changed from a mixed minor positive and minor negative effect to a minor positive effect.</p> <p>As the policy now affords direct protection to high value agricultural soils, the minor negative effect has been removed.</p>

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		<p><u>e. protect soils during construction wherever possible in line with the ‘Defra code of practice for the sustainable use of soils on construction sites’.</u></p> <p>4.2647 ‘The Borough’s countryside (<u>as defined in the glossary</u>) is an important and diminishing resource. It is valued for many reasons, including agriculture and community food production, its landscape qualities and biodiversity value...’</p>	
MM27	<p>Strategic policy S8, Protection of settlement gaps</p> <p>Supporting text previously in 4.49-4.51</p> <p>Figure 5</p>	<p>Replace ‘countryside gaps’ and ‘gaps’ with ‘<u>settlement gaps</u>’.</p> <p>Policy S6<u>S8</u>, Protection of settlement countryside gaps</p> <p><u>1. Development within a Settlement Gap as set out in the Policies Map will be permitted provided that:</u></p> <p><u>a. it would not undermine the physical extent and/or visual separation of settlements; and</u></p> <p><u>b. it would not have an urbanising effect detrimental to :</u></p> <p><u>i. The character of the countryside; or</u></p> <p><u>ii. The separate identity of the adjoining settlements.</u></p> <p>2. Proposals for development within gaps will also be assessed against other relevant policies but will be refused where criteria a) and b) are not met</p> <p>In order to maintain the separate identity of settlements and separation from Southampton, countryside <u>Settlement</u> gaps are defined between:</p> <ul style="list-style-type: none"> -a <u>-a Eastleigh and Southampton;</u> -b <u>-b Eastleigh and Bishopstoke;</u> – the two new communities at the Strategic Growth Option*; – the Strategic Growth Option and Colden Common*; – the Strategic Growth Option and Lower Upham/Upham*; -c <u>-c Fair Oak (including the Strategic Growth Option) and Horton Heath*;</u> -Botley and Boorley Green; -d <u>-d Hedge End, and Botley and Boorley Green;</u> -e <u>-e Hedge End, West End and Southampton;</u> -f <u>-f Hedge End, and Horton Heath and Boorley Green ;</u> -g <u>-g Hedge End and Bursledon;</u> -h <u>-h Bursledon, Netley and Southampton;</u> -i <u>-i Bursledon and Hamble, Netley and Bursledon.</u> -j <u>-j Boyatt Wood, and Otterbourne Hill and Allbrook;</u> – Boyatt Wood and Allbrook; 	<p>Update to SA scores recorded (SA objective 12: Landscape and townscape).</p> <p>The assessment text at paragraph 6.72 of the SA of the Proposed Submission Local Plan recognised a potential minor negative effect on SA objective 12: Landscape and townscape, due to potential settlement coalescence as a result of the SGO. As the SGO has now been removed from the Local Plan, this minor negative effect is no longer expected i.e. the effect on SA objective 12 is expected to be minor positive.</p> <p>In addition, the policy number and title should be considered to be updated throughout the SA.</p> <p>It is noted that some settlement gap names have been updated but this does not alter the SA findings.</p>

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		<p>as set out in the key diagram and on the policies maps. *The precise boundaries of the countryside gaps connected to the Strategic Growth Option will be determined following masterplanning.</p> <p>In countryside gaps, development which physically or visually diminishes the gap, or has an urbanising effect detrimental to the openness of the gap, the character of the countryside or the separate identity of the adjoining settlements will not be permitted. Proposals for development within gaps will also be assessed against other relevant policies but will be resisted where this approach is not met.</p> <p><i>To amend selected supporting text as follows:</i></p> <p>4.3349 ‘...The Council considers that designating areas between settlements as <u>countryside settlement gaps</u> to be kept free of urbanising development is the best way of preventing further loss of local identity. <u>Following a review of the boundaries of settlement gaps and consideration of the extent of land required to prevent coalescence of settlements, the Council and has defined a number of such gaps, see figure 5, having regard to the criteria set out in the PUSH Framework for Gaps’.</u></p> <p>4.34 <u>Any new development within a settlement gap should not physically and/or visually undermine the gap between settlements. Any new development including the intensification or redevelopment of existing activities within gaps should seek opportunities to enhance the function of the gap. Consideration will be given to how the proposed siting, design, colours, materials and any storage of materials, lighting, boundary treatment, landscape features, landscape improvements and/or appropriate long term management arrangements serves to ensure the proposed development meets the criteria in policy S6S8.</u></p> <p>Figure 5: <u>Countryside Settlement gaps</u></p>	

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MM28	Strategic policy S9, criterion iii. (now proposed to be criterion 2. c.) Paragraph 4.58	<p>iii. <u>2.c.</u> Enable the provision of infrastructure related to recreational sailing within the developed frontages of the river, subject to the River Hamble Harbour Authority Strategic Plan and Strategic Vision, whilst protecting more sensitive locations (see policy DM20, Chapter 5);</p> <p>4.3858 “...A mitigation strategy for PfUSH local authorities is in place. <u>The Solent Waders and Brent Goose Strategy will be applicable to developments affecting SPA functional land (high tide roosts used by birds for which the SPA is designated).</u>”</p>	None.										
MM29	<p>New section on Historic Environment after paragraph 4.64</p> <p>New Strategic policy on the Historic Environment</p> <p>New paragraph 4.46 following new Historic Environment policy before paragraph 4.65</p>	<p>Copy introductory text from Heritage Assets section:</p> <p><u>Historic Environment</u></p> <p><u>Relevant Issues and objectives</u></p> <p><u>Issues (Chapter 2): G1, G7</u></p> <p><u>Objectives (Chapter 3): iv, v</u></p> <p><u>Related local and national strategies/policies (see Appendix B)</u></p> <table border="1" data-bbox="694 1024 1679 1591"> <thead> <tr> <th>Source</th> <th>Reference / title</th> </tr> </thead> <tbody> <tr> <td><u>Eastleigh Borough Council</u></td> <td><u>Supplementary Planning Documents²⁶:</u> - <u>Urban Character Area Appraisals</u> - <u>Conservation Area Appraisals</u></td> </tr> <tr> <td><u>PfSH</u></td> <td><u>Sustainability policy framework²⁷, And Quality Places initiative which includes a Quality Places Charter and a Cultural Strategy²⁸</u></td> </tr> <tr> <td><u>Hampshire County Council</u></td> <td><u>Historic Environment Record²⁹</u></td> </tr> <tr> <td><u>NPPF</u></td> <td><u>Paragraphs 17, 126 – 141, 156 – 157</u></td> </tr> </tbody> </table> <p>²⁶ http://www.eastleigh.gov.uk/supplementaryplanningdocuments ²⁷ http://www.push.gov.uk/pjc-080318-r03-abi.pdf ²⁸ http://www.push.gov.uk/work/qualityplaces.htm ²⁹ http://www3.hants.gov.uk/landscape-and-heritage/historic-environment/historic-buildings-register.htm</p> <p><u>Move paragraph 5.75 (to become 4:45) so it follows the table of related strategies and policies:</u></p>	Source	Reference / title	<u>Eastleigh Borough Council</u>	<u>Supplementary Planning Documents²⁶:</u> - <u>Urban Character Area Appraisals</u> - <u>Conservation Area Appraisals</u>	<u>PfSH</u>	<u>Sustainability policy framework²⁷, And Quality Places initiative which includes a Quality Places Charter and a Cultural Strategy²⁸</u>	<u>Hampshire County Council</u>	<u>Historic Environment Record²⁹</u>	<u>NPPF</u>	<u>Paragraphs 17, 126 – 141, 156 – 157</u>	This new policy has been subject to SA and the results are presented in Chapter 3.
Source	Reference / title												
<u>Eastleigh Borough Council</u>	<u>Supplementary Planning Documents²⁶:</u> - <u>Urban Character Area Appraisals</u> - <u>Conservation Area Appraisals</u>												
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		<p>4.45 <u>The NPPF defines ‘heritage assets’ as: “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)”.</u> They include:</p> <ul style="list-style-type: none"> • <u>The conservation areas of Bishopstoke, Botley, Bursledon (Old Bursledon and Bursledon Windmill), West End (Gaters Mill, Romill Close and Orchards Way), Hamble-le-Rice and Netley, as shown on the policies map;</u> • <u>Listed buildings;</u> • <u>Locally listed buildings;</u> • <u>Historic parks, gardens and landscapes;</u> • <u>Scheduled monuments, nationally important ancient monuments and archaeological sites, and their settings;</u> • <u>protected wreck sites; and</u> • <u>Marine, rail and aviation heritage assets.</u> <p>To insert new policy:</p> <p><u>Policy S8 Historic Environment</u> <u>The Borough Council will continue to conserve and /or enhance the Boroughs heritage assets in a manner appropriate to their significance. This includes all heritage assets including listed buildings and structures, Conservation Areas as designated on the Policies Map, landscapes and archaeology. This will be through the preparation of Conservation Area Appraisals and Management Plans and other strategies and in the determination of planning applications for new development (see policy DM12). This will involve:</u></p> <p><u>a. Identifying the assets by means of an on-going programme of survey and review;</u> <u>b. Identifying their key features and measures to manage and enhance these, e.g. through Conservation Area Appraisals;</u> <u>c. Restricting development likely to harm them or their settings through management of development proposals; and</u> <u>d. Encouraging development that enhances them, ensures their long-term management and maintenance and where possible, enables public enjoyment and the interpretation of the asset.</u></p> <p>4.46 <u>In accordance with the NPPF, policy S8 sets out the strategic approach to conserving and enhancing the borough’s historic environment. This strategic approach does not affect the principle of development at the site allocations in the Local Plan but may affect their layout and detailed design. Development proposals will be assessed against the detailed development management policy DM12. In addition, Chapter 6 includes site-specific requirements for heritage assets and their settings for</u></p>	

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		<u>development allocations. Policy BO7 sets out criteria for any future development at the Grade II listed Botley Mill and includes retaining the character and setting of the Mill.</u>															
MM30	Green Infrastructure table before paragraph 4.66 Strategic policy S10, Green infrastructure, criterion vi. Paragraph 4.67	<table border="1" data-bbox="902 449 1887 1545"> <thead> <tr> <th data-bbox="902 449 1329 499">Source</th> <th data-bbox="1341 449 1887 499">Reference/ title</th> </tr> </thead> <tbody> <tr> <td data-bbox="902 504 1329 886">Eastleigh Borough Council</td> <td data-bbox="1341 504 1887 886">Biodiversity SPD³⁰ Biodiversity Action Plan 2012-2022 Draft Health and Wellbeing Strategy (2016) Sports Facility Needs Assessment and Playing Pitch Strategy Update 2017 Open Space Needs Assessment 2017 Play Strategy and Action Plan 2007-2017 Green Space Audit 2017 Green Space Strategy 2017</td> </tr> <tr> <td data-bbox="902 890 1329 982"><u>PfSH</u></td> <td data-bbox="1341 890 1887 982">Green Infrastructure Strategy Solent Disturbance and Mitigation Study</td> </tr> <tr> <td data-bbox="902 987 1329 1260">Hampshire County Council</td> <td data-bbox="1341 987 1887 1260">Countryside Access Plan for Hampshire Hamble River Harbour Authority Strategic Vision Strategic Plan and Management Plan Hampshire Integrated Character Assessment 2011</td> </tr> <tr> <td data-bbox="902 1264 1329 1386">Hampshire Biodiversity Partnership/ Hampshire Biodiversity Information Centre</td> <td data-bbox="1341 1264 1887 1386">Hampshire Biodiversity Action Plan Biodiversity Opportunity Areas Countryside Access Plan for Hampshire</td> </tr> <tr> <td data-bbox="902 1390 1329 1457">Hampshire Wildlife Trust</td> <td data-bbox="1341 1390 1887 1457">A Vision for the Forest of Bere 2011</td> </tr> <tr> <td data-bbox="902 1461 1329 1545">NPPF</td> <td data-bbox="1341 1461 1887 1545">Paragraphs 17, 74-75, 109-114, 117-119</td> </tr> </tbody> </table> <p data-bbox="682 1583 1163 1617">³⁰ www.eastleigh.gov.uk/biodiversity</p> <p data-bbox="682 1650 1442 1684">To insert new text in Policy <u>S9</u> S10, Green Infrastructure:</p> <p data-bbox="682 1717 2000 1789"><u>vi. connected habitats linking the network of designated sites and existing priority habitats, taking account of the Hampshire ecological network map (see policy DM11, Chapter 5);</u></p> <p data-bbox="682 1822 1780 1856">To amend as follows (supporting text paragraphs with changes made shown only):</p>	Source	Reference/ title	Eastleigh Borough Council	Biodiversity SPD ³⁰ Biodiversity Action Plan 2012-2022 Draft Health and Wellbeing Strategy (2016) Sports Facility Needs Assessment and Playing Pitch Strategy Update 2017 Open Space Needs Assessment 2017 Play Strategy and Action Plan 2007-2017 Green Space Audit 2017 Green Space Strategy 2017	<u>PfSH</u>	Green Infrastructure Strategy Solent Disturbance and Mitigation Study	Hampshire County Council	Countryside Access Plan for Hampshire Hamble River Harbour Authority Strategic Vision Strategic Plan and Management Plan Hampshire Integrated Character Assessment 2011	Hampshire Biodiversity Partnership/ Hampshire Biodiversity Information Centre	Hampshire Biodiversity Action Plan Biodiversity Opportunity Areas Countryside Access Plan for Hampshire	Hampshire Wildlife Trust	A Vision for the Forest of Bere 2011	NPPF	Paragraphs 17, 74-75, 109-114, 117-119	None. The SA has already identified significant positive effects in relation to SA objective 2: community health and SA objective 10: biodiversity and therefore no change is required.
Source	Reference/ title																
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		<p>4.4967 “...These could include providing safe green links between community facilities such as GPs, schools, places of work and local shopping centres, encouraging active lifestyles by providing leisure spaces within walking distance of people’s homes, improving physical and mental wellbeing through exercise, and physical activity. As well as complying with the Council’s policies and strategies, this would also help to meet the vision, strategic aims and objectives of the Hampshire County Council Physical Activity Strategy 2018-21. These could also help with providing opportunities for local food production...”</p>	
MM31	<p>Strategic policy S11, Community facilities, criterion i a. and i. b</p> <p>Paragraph 4.71</p>	<p>To amend as follows:</p> <p>1. The Borough Council will work with Hampshire County Council, the health authorities, emergency services, town and parish Councils, churches <u>faith groups</u> and voluntary groups to ensure the adequate provision of facilities to serve the Borough’s communities. In association with new residential development the Borough Council will seek the provision of:</p> <p><u>ia.</u> new schools and enhancements to existing schools as advised by the education authority, including</p> <p>—aj. new primary schools as required for the strategic growth option (policy S5) and larger development sites (Chapter 6);</p> <p>—bii. new secondary schools in the strategic growth option (S5) and for the east of the borough;</p> <p>b. new and enhanced medical facilities as advised through engagement with all relevant healthcare service commissioners and providers in the area including an extension to the Stokewood surgery (policy S5);</p> <p>To amend as follows (supporting text paragraphs with changes made shown only):</p> <p>4.5374 With regard to schools, the new development proposed will require the provision of additional school places at both primary and secondary levels. At north of Bishopstoke / Fair Oak, there is a requirement for three primary schools and a secondary school to serve the new development. The large strategic sites (at Boorley Green; south of Chestnut Avenue, Eastleigh; and west of Horton Heath) are required to include a new primary school. The large strategic sites (at Boorley Green; south of Chestnut Avenue, Eastleigh; Chalcroft Farm and west of Horton Heath) are required to include a new primary school. For secondary education, the education authority (Hampshire County Council) is developing <u>a</u> new secondary schools in the Borough at west of Horton Heath and west of Woodhouse Lane, Hedge End to serve the new developments in the east of the Borough. In addition to new schools, there is a programme of expansion to existing schools to increase the number of places available per year group’.</p>	<p>None. Wording change and reference to now removed SGO deleted. Policy still requires community facilities to be delivered in association with new residential development to meet the needs of the District’s residents.</p>

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MM32	<p>Strategic Policy S12, Transport infrastructure</p> <p>Paragraph 4.77</p> <p>Paragraph 4.78</p>	<p><u>1. The Council will work with the highway authorities, Solent Transport, transport operators, funding bodies and developers to minimise transport emissions, pollution and congestion by:</u></p> <p><u>a. Ensuring new developments:</u></p> <p><u>i. Encourage walking, cycling and the use of public transport; and</u></p> <p><u>ii. Minimise congestion and support safety on the highway network;</u></p> <p><u>As informed by appropriate transport assessments; and</u></p> <p><u>b. Safeguarding the routes and securing the funding to deliver new and improved transport infrastructure.</u></p> <p>2. In conjunction with new development and having regard to the associated transport assessments the Borough Council will, in consultation with the highway authorities, safeguard routes/ sites, and work with partners to deliver, the following<u>The key proposals for new and improved transport infrastructure in the Borough are as follows:</u></p> <p><u>a. the Eastleigh Cycle Route Network and improved pedestrian routes as set out in the Solent Transport Delivery Plan, the Hampshire County Council/Eastleigh Borough Transport Statement, the Eastleigh Cycling Strategy, the Eastleigh Walking Strategy and strategic policy S13 below;</u></p> <p><u>b. The Transforming Cities Fund public transport, cycling and walking upgrades on the following corridors:</u></p> <p><u>i. Southampton – Chandler’s Ford – Winchester;</u></p> <p><u>ii. Southampton – Portswood – Eastleigh – Fair Oak;</u></p> <p><u>iii. Southampton – Bitterne – Hedge End – Bursledon – Hamble;</u></p> <p><u>c. enhancements to the railway system to improve access to Southampton Airport Parkway from the east; and</u></p> <p><u>d. local improvements to railway stations and bus services and infrastructure to enhance their accessibility and use.</u></p> <p><u>e. new or improved road accesses into Eastleigh River Side associated sites, including the new Chickenhall Lane link road CLLR (see E6, E7, E9, and paragraphs 6.4.36 – 6.4.39);</u></p> <p>i. a new link road connecting the north of Bishopstoke, Fair Oak strategic growth option with M3 Junction 12 via Allbrook, with associated changes to/ new junctions onto the existing network where required (see strategic policy S6)</p>	<p>No change to SA scores, but minor changes to justification.</p> <p>As well as strengthening support for sustainable modes of transport, the modification removes the new link road to the now deleted Bishopstoke, Fair Oak SGO. The amendment of the policy text strengthens the policy (particularly in relation to the potential limit greenhouse gas emissions and air pollution) but would not result in a change to the SA, given that these potential benefits have already been recorded. The effects which have potential to result in a change to the effects recorded relate to removal of the new link road to the now deleted Bishopstoke, Fair Oak SGO and potential impacts on sensitive receptors close to that site.</p> <p>The removal of the link road to the SGO would mean that less of the infrastructure supported through the policy would pass through a higher flood risk area. However, there is still potential for the policy to result in infrastructure provision in these types of areas, including at the Botley bypass, Chickenhall Lane link road and improved rail access to Southampton Airport from the east. The provision of new infrastructure at these locations is likely to include land within flood zone 3. The uncertain significant negative effect recorded in relation to SA objective 7: climate change adaptation is therefore still applicable. Similarly, the removal the link road to the Bishopstoke, Fair Oak SGO would limit land take which could adversely affect Mineral Consultation Areas and Mineral Safeguarding Areas as well as designated areas for nature conservation and ancient woodland. However, the other infrastructure provisions and improvements include those in close proximity to these types of constraints as well as areas of higher value agricultural land. This is particularly the case towards Botley where the new bypass would pass into an area of Grade 1 and Grade 2 agricultural land. Therefore, the mixed minor positive and significant negative effect and minor positive and</p>

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		<p>ii <u>f.</u> the Botley bypass, comprising a new road bypassing Botley to the north of the village and improvements to Woodhouse Lane (see BO5, Chapter 6, section 6.5 <u>and paragraphs 6.5.77 – 6.5.81</u>);</p> <p>iii <u>g.</u> a new road linking Burnetts Lane and Bubb Lane, serving the Chalcroft Business Park and new development west of Horton Heath (see WE1 and, Chapter 6, section 6.5 <u>WE2, Chapter 6, section 6.5, HH1, Chapter 6, section 6.1 and paragraphs 6.5.53 – 6.5.55</u>);</p> <p>iv <u>h.</u> a new road to the south of Hedge End bypassing the Sundays Hill junction between Heath House Lane and Bursledon Road (the Sunday’s Hill bypass <u>see paragraphs 6.2.23 – 6.2.25 - see BU7, Chapter 6, section 6.2</u>);</p> <p>v <u>i.</u> road to the south of Hedge End linking the western end of the Sundays Hill bypass with St John’s Road (see <u>HE4 HE5-Chapter 6, section 6.5 paragraphs 6.5.31</u>);</p> <p><u>j.</u> <u>road corridor improvements (walking, cycling, bus and/or junction upgrades):</u></p> <p><u>i.</u> <u>Eastleigh to Fair Oak (see policy E8 and paragraphs: 6.1.30 – 6.1.35; 6.4.44 – 6.4.48)</u></p> <p><u>ii.</u> <u>Hamble Lane (see paragraphs 6.2.26 – 6.2.27)</u></p> <p>vi-k. <u>Additional junction improvements at</u></p> <p>a. <u>Bishopstoke (as set out in Chapter 6 section 6.1);</u></p> <p>b. <u>i.</u> <u>Botley (as set out in Chapter 6 section 6.5 in policy BO6 and paragraphs 6.5.83 – 6.5.85);</u></p> <p>c. <u>ii.</u> <u>Eastleigh (as set out in Chapter 6 section 6.4 in policy E8 and paragraphs 6.4.44 and 6.4.46 – 6.4.52);</u></p> <p>d. <u>iii.</u> <u>Fair Oak and Horton Heath (as set out in Chapter 6 section 6.4 in paragraphs 6.1.36 – 6.1.37);</u></p> <p>e. <u>iv.</u> <u>Hedge End (as set out in Chapter 6 section 6.5 in paragraphs 6.5.28 – 6.5.34)</u></p> <p>v. <u>v.</u> <u>West End (as set out in paragraphs 6.5.53 – 6.5.55)</u></p> <p>vii. <u>highway, pedestrian and cycle improvements along key corridors consistent with Hampshire County Council’s Eastleigh Borough Transport Statement, including the A27, A335 and B3037 (see Chapter 6);</u></p> <p>viii-l. <u>improvements to junctions 5, 7 and 8 of the M27 motorway and to other junctions identified as being in need of improvement in the Highways England Roads Investment Strategy, Hampshire County Council Local Transport Plan, the Solent Transport Delivery Plan, the Hampshire County Council/Eastleigh Borough Transport Statement, the transport assessment of the Pre-submission Local Plan and other strategy documents, including improvements to the Windhover roundabout <u>and A27</u> in Bursledon and the creation of smart motorways;</u></p> <p>ix. <u>new or improved road accesses into Eastleigh River Side associated sites, including the new GLLR (see E6, E7, E9, Chapter 6, section 6.4);</u></p>	<p>minor negative effect recorded in relation to SA objectives 5: natural resources and 10: biodiversity and geodiversity, respectively, are still applicable. The positive effects recorded reflect the potential to promote active travel which could limit fuel consumption and reduce the potential for pollution which might otherwise adversely affect local wildlife. Uncertain minor negative effects will also continue to apply in relation to objectives 12: landscape and townscape and 13: cultural heritage given that the policy will still result in development of new road or public transport infrastructure, which could be on greenfield sites and may have impacts on local character.</p>

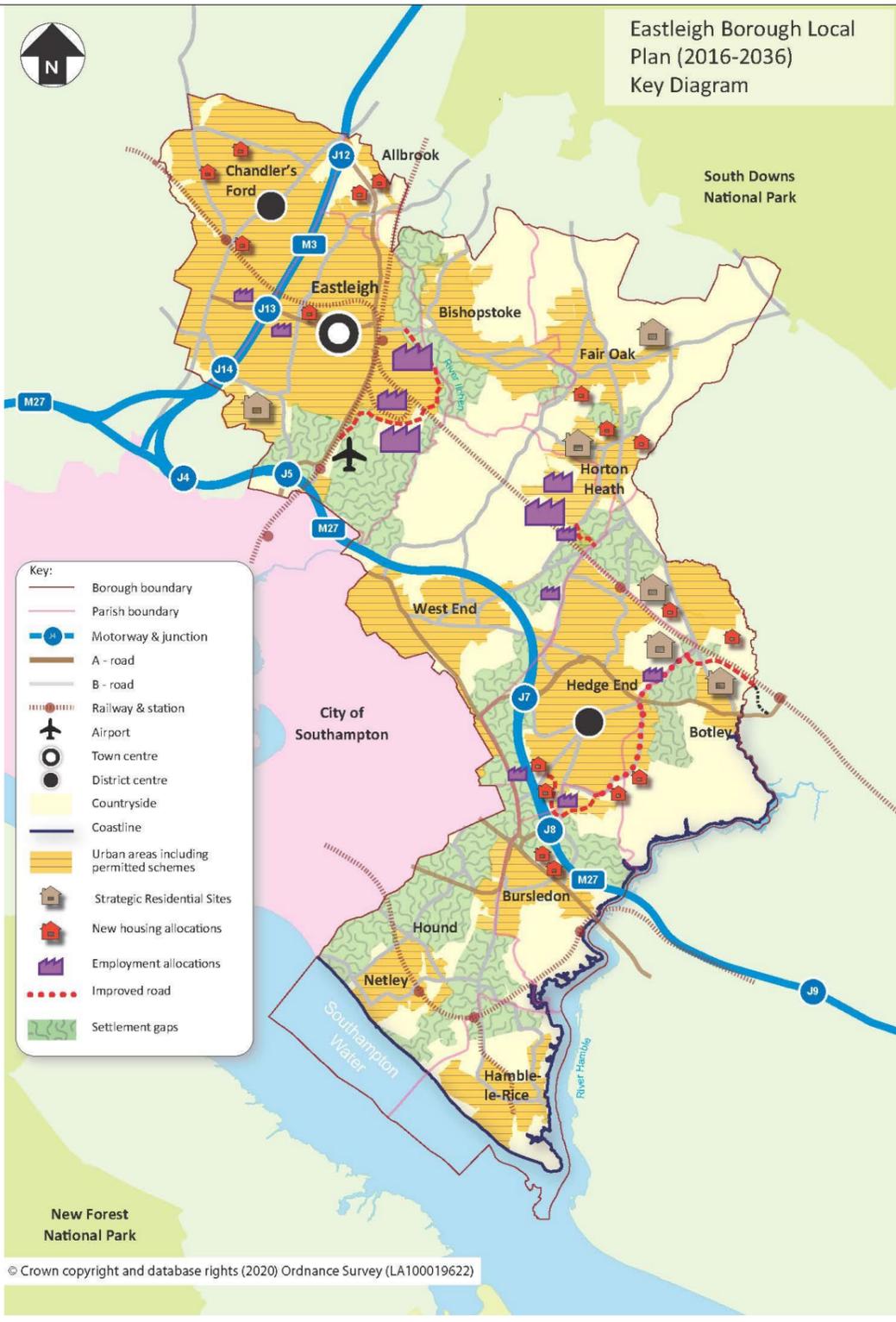
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		<p>x. public transport priority route from Hedge End/West End to Southampton centre (HCC's preferred option is a Botley Road bus corridor although other potential options also exist);</p> <p>xi. the Eastleigh Cycle Route Network and improved pedestrian routes as set out in the Solent Transport Delivery Plan, the Hampshire County Council/Eastleigh Borough Transport Statement, the Eastleigh Cycling Strategy, the Eastleigh Walking Strategy and strategic policy S13 below;</p> <p>xii. enhancements to the railway system to improve access to Southampton Airport Parkway from the east; and</p> <p>xiii. local improvements to railway stations and bus services and infrastructure to enhance accessibility and use.</p> <p>The Borough Council will work with developers, the highway authority, Solent Transport, the Solent LEP, the Solent Local Transport Body and Highways England to secure funding to implement these schemes.</p> <p>4.5977 HCC and Solent Transport documents including the Local Transport Plan, the Transport Delivery Plan, the Public Transport Delivery Plan and the Eastleigh Borough Transport Statement have identified key road junctions and routes in the Borough where improvements are likely to be required to resolve existing transport issues. These include routes where there is already significant peak hour congestion, such as the <u>Eastleigh - Fair Oak Road</u>—Bishopstoke Road corridor extending into Eastleigh, Hamble Lane and the Windhover roundabout and Junction 8 on the M27 motorway. Note: the Eastleigh Borough Transport Statement is currently being updated and may need to be updated further to reflect additional proposals arising from this Local Plan.</p> <p>4.6078 'In connection with new or redevelopment proposals, the development strategy also includes some new road proposals. These include the <u>North of Bishopstoke Link Road</u> and junction improvements associated with this link road or with the Strategic Growth Option including at M3 Junction 12, the <u>Chickenhall Lane link road</u> Link Road to open up existing and new employment sites...'</p>	
MM33	Strategic policy S13, Strategic footpath, cycleway and bridleway links Paragraph 4.91	<p><u>1.</u> The Borough Council in partnership with the highway authority will seek to create new, and improve existing, footpath, cycle and bridleway links throughout the Borough, <u>connecting key destinations</u> including connecting the country parks, increasing access along the coast and to the South Downs National Park and improving connections between the parishes and Eastleigh Town Centre. The Council will seek the provision of the following new and strategic footpath/ cycleway/ bridleway routes as shown on the key diagram and the policies map:</p> <p><u>3.</u> New development should integrate with existing routes <u>and public rights of way</u> and wherever possible maintain, protect and enhance their function. Development that would sever, obstruct or otherwise have a detrimental impact on the existing or proposed network of green routes as shown on the policies map will not be permitted.</p>	None. Policy text has been clarified, but effects identified through the SA in relation to promoting walking, cycling and/or horse riding are still applicable. Most notably, minor positive effects are still expected in relation to SA objectives 4: transport, 6: pollution and 8: climate change mitigation and a significant positive effect is still expected in relation to SA objective 2: community health.

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		<p>4.7394 Details of the costs and timing of these proposals will be included in updates to the Council's Infrastructure Delivery Plan. <u>The precise line of a route can be altered as an integral part of the design of development provided its function is still served.</u></p>	
MM34	Figure 6: Key Diagram	To replace with a newer version which includes settlement gaps and to make corrections and updates to the residential development sites shown on map:	None.

MM
Reg 19 Local
Plan (June 2018)
Policy/Para

Proposed main modifications – new (underlined>) and deleted (~~strike through~~) text
(policies shown in bold text)

Implications for 2018 SA of Proposed
Submission Plan



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MM35	Policy DM1, General criteria for new development Paragraphs 5.7 and 5.8	<p>All new development should (as relevant):</p> <p><u>bii. biodiversity (avoiding significant adverse impacts); and</u></p> <p><u>ciii. the significance of heritage assets;</u></p> <p><u>ivd. not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable);</u></p> <p><u>vif. protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network</u></p> <p><u>viih. incorporate provision for disabled people with disabilities and create accessible communities that cater for all;</u></p> <p>5.7 ‘The Planning Statement should also explain and justify the removal of site assets such as landscape features and propose suitable mitigation for their loss. <u>In the case of trees, a new Trees SPD will set out the detailed requirements for trees within development sites, which should be retained wherever possible. Where this is not possible, it will provide guidance on the suitable mitigation required.</u> In the case of Where trees which may be adversely affected by the proposed development, the Council will require the applicant to submit a tree survey in accordance with the methodology set out in BS5837:2012 ‘Trees in relation to design, demolition and construction – recommendations’ and an Arboricultural Impact Assessment and method statement...’</p> <p>5.8 All developments that involve the provision of additional housing or employment and will lead to the loss of any green space or habitat should be accompanied by a Phase 1 Extended Habitat Survey. If recommendations are made for further species specific surveys these should be carried out before the application is submitted. <u>Biodiversity Mitigation and Enhancement Plan (BMEP), informed by a Phase 1 Extended Habitat Survey and any other up to date species specific survey as agreed with the Local Planning Authority. The BMEP must include details of the biodiversity features affected as well as details of proposed mitigation and enhancement measures. Pre-application engagement with the Council and Natural England is encouraged.</u></p>	<p>Update to SA scores recorded (SA objective 4: road traffic / congestion and SA objective 8: climate change).</p> <p>The modification amends the policy to increase the protection for and support for the enhancement of public rights of way and National Trails. This could help to reduce the need to travel by private vehicle in the plan area and therefore the minor negative effect recorded for the policy in relation to SA objective 4: road traffic / congestion and SA objective 8: climate change mitigation should be revised to a minor positive effect.</p>
MM36	Paragraph 5.13 Policy DM2, Environmentally sustainable development	<p>5.13 “...Reduced water consumption can contribute to achieving nutrient neutrality or similar.”</p> <p><u>1. The Borough Council requires that:</u></p> <p><u>a. all new build residential development (C3 use Class only) must achieve at the time a Reserved Matters or Full Planning Application is submitted:</u></p>	<p>No change to the effects recorded through the SA are required.</p> <p>The modification clarifies that BREEAM ‘excellent’ (or equivalent) or BREEAM ‘very good’ certification must be achieved for all non-</p>

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	Paragraphs 5.16, 5.17, 5.19, 5.23	<p>ii. a predicted mains internal water consumption of no more than 110 litres/person/day</p> <p>b. all other development non-residential and multi-residential development that is above 500sq.m of floor space measured externally (including extensions and conversions to existing buildings) must achieve; i. BREEAM ‘excellent’ (or equivalent) or BREEAM ‘very good’ plus ‘passivhaus’ certification including a 15% improvement in predicted carbon emissions, compared with the building regulations current at the time, through low or zero carbon energy generation on site or in a Borough location agreed by the Council.</p> <p>c. All other larger developments (above 150 dwellings or 10,000sq.m. of floor space) must should <u>also seek to:</u> i. address sustainable development issues at the masterplan stage through BREEAM Communities ‘excellent’ certification; and ii. <u>fund post occupancy evaluation (POE) studies in addition to the above.</u></p> <p><u>2. In addition to the above, all new residential development, and non-residential and multi-residential development above 500sq.m. of floorspace measured externally (including extensions and conversions to existing buildings) and external spaces <u>within the curtilage serving developments of this size</u> should where practical and viable:</u></p> <p>h. aim to achieve a predicted mains internal water consumption of no more than 90 litres/person/day</p> <p><u>i e. aim to deliver at least 1% of all residential units <u>within the whole scheme</u> which achieve full ‘passivhaus’ certification.</u></p> <p>5.16 ‘BREEAM⁴² for multi-residential and non-residential development are is a nationally applied methods for assessing the environmental sustainability credentials of new development across a wide range of issues. Developments must be assessed independently by assessors funded by the developer and licensed by the Building Research Establishment. Since January 2012 all multi-non C3 use class residential and non-residential development (above 500 sq.m of floor spaceSpace) has been required to meet the BREEAM ‘excellent’ standard. Where it can be demonstrated to the planning authority’s satisfaction that there are real technical or physical feasibility constraints that make the attainment of a BREEAM excellent standard impossible or unreasonable, a financial contribution based on a figure equivalent to 1% build cost for every BREEAM percentage point below the required excellent standard should be paid to the Council’s Carbon Fund..’</p> <p>⁴² Building Research Establishment Environmental Assessment Method</p> <p>5.17 The ‘passivhaus⁴³’ or ‘passive house’ standard uses an internationally applied performance method focusing on very high fabric efficiency which results in homes and non-residential buildings with no or insignificant space heating or cooling demand and a very low overall primary energy</p>	residential development. This requirement was already incorporated into the findings of the SA. The justification text of the SA should be updated to refer to the requirement for all new build residential development to have a predicted mains internal water consumption of no more than 110 litres/person/day instead of 110 litres/day.

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		<p>requirement. <u>For the purpose of 1% of all residential units achieving full 'passivhaus' certification, the whole scheme will relate to a development allocation or site as a whole and not to individual plots and development parcels that obtain planning permission.</u></p> <p>⁴³ http://www.passivhaus.org.uk/</p> <p>5.19 “Since January 2012 all residential development and all multi-non <u>C3 use class</u> residential and non-residential development (above 500sq.m.) in the Borough has been required to reduce its CO2 emissions by 15% via on site low or zero carbon energy production. The policy continues this requirement <u>with regards to criterion 1. b. above</u>, either by means of on-site provision or through connecting to a nearby energy network...”</p> <p>5.21 “...The BREEAM Communities assessment scheme is designed to achieve a high standard of sustainable design at the masterplan stage, offering a structured method of achieving a nationally recognised level of sustainable development.”</p>	
MM37	Policy DM3, Adaptation to climate change	<p>b. New development should have a cooling strategy which can include:</p> <p>i. <u>cooling through generous green infrastructure and trees</u></p> <p>c. To adapt to water stress, new development should be designed to reduce demand. Measures can include:</p> <p>ii. <u>Water efficient appliances, fittings and leak detection devices for non-residential and multi-non C3 use class residential development</u></p> <p>iv. <u>Drought resistant landscape design and planting</u></p>	None. Potential effects relating to trees and planting already incorporated in the findings of the SA given that previous requirements referred to green infrastructure. The delivery of green infrastructure in the Borough is likely include trees and planting and to result in similar benefits.
MM38	Policy DM4, Zero or low carbon energy	<p>2. <u>Subject to general development criteria and provided that the development:</u></p> <p>a. <u>has no significant adverse impact on the landscape or landscape features, biodiversity or the significance of heritage assets;</u></p> <p>c. <u>does not involve the permanent loss of the best and most versatile agricultural land (BMV)</u></p> <p>d. <u>valuable agricultural land.</u></p>	None.
MM39	<p>Policy DM5, Managing flood risk, criterion c.</p> <p>To insert new paragraph 5.28 to follow directly after Policy DM5</p>	<p>c. <u>the scheme incorporates flood protection, flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site and where appropriate takes advantage of opportunities to utilise natural flood management techniques;</u></p> <p>5.28 <u>Parts of the Borough are at risk from tidal, fluvial or other forms of flood risk. Development will only be permitted in these areas if it meets all of the criteria set out in policy DM5, which also reflect Government policy. Natural flood management techniques are those which use natural processes to reduce the risk of flooding, for example: restoring the bends in rivers, changing the way land is managed so that the soil can absorb more water, or creating coastal salt marshes.</u></p>	<p>No change to the effects recorded in the SA.</p> <p>The SA has already identified a significant positive effect in relation to SA objective 7: climate change, which addresses flood risk. Reference to the requirement to utilising natural flood management techniques should be added to the justification text of the SA assessment, as this contributes further to the minor positive effects already recorded for SA objectives 10 (biodiversity and geodiversity), 11 (green</p>

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
			infrastructure) and 12 (landscape and townscape).
MM40	<p>Policy DM6, Sustainable surface water management</p> <p>Paragraph 5.30</p> <p>Paragraph 5.32</p> <p>Paragraph 5.35, Point 2</p> <p>Paragraph 5.36</p> <p>Paragraph 5.37</p> <p>Paragraph 5.39</p>	<p><u>1. New development (excluding extensions to dwellings and changes of use), will only be permitted if it incorporates Sustainable Drainage Systems (SuDS). Wherever feasible, naturalised filtration should be included within the treatment train as follows:</u></p> <p><u>a. On sites of 1 hectare or more, or within 100 m of the River Itchen SAC or Solent Maritime SAC, SuDS schemes should include at least three forms of naturalised filtration. On sites within 100m of headwaters and tributaries draining into a SAC, SuDS schemes should include at least three forms of naturalised filtration unless hydrological studies and project-level Habitats Regulations Assessment demonstrate this to be unnecessary to protect the integrity of the SAC and its qualifying features;</u></p> <p><u>b. On other sites of between 0.5 hectares and 1 hectare, SuDS schemes should include at least two forms of naturalised filtration; and</u></p> <p><u>c. On other sites of less than 0.5 hectares non-naturalised SuDS e.g. permeable paving will be considered where justified.</u></p> <p>New development in areas at risk of flooding or development of more than 10 dwellings or employment facilities facilities with a site area of 0.5 hectares or more that drain into a waterway within the Itchen or Hamble catchment or drain directly to coastal waters will only be permitted if they include Sustainable Urban Drainage Systems (SuDS). Within smaller developments mechanised systems will be considered.</p> <p><u>2. In order to reduce flooding and maintain water quality (in accordance with DM8) SuDS schemes should:</u></p> <p><u>ii a. be designed and monitored in accordance with the CIRIA G697 C753 SuDS Manual or equivalent national or local guidance, noting that all receiving waters in the Borough should be classified as protected waters;</u></p> <p><u>ii b. manage surface water runoff as close to its source as possible and include at least three forms of naturalised filtration within the treatment train wherever feasible;</u></p> <p><u>ii c. ensure that discharge rates are reduced as far as possible and that on greenfield sites these should at least mirror greenfield rates before development</u></p> <p><u>d. be provided as part of any application for outline or full planning permission.</u></p> <p><u>4. Where development drains into a waterway connected to the Natura 2000 or Ramsar network a site specific Construction Environment Management pPlan must be prepared before construction permission.</u></p> <p>5.3132 To ensure no pollution of the waterways during construction the HRA specified that a Construction Environmental Management Strategy Plan (CEMP) should be provided before</p>	<p>No change to SA scores, but minor changes to justification.</p> <p>The modification amends the policy to strengthen its protection of water quality in the River Itchen SAC or Solent Maritime SAC which might otherwise be affected by development in the plan area and could impact upon species at these locations. It also updates the approach to addressing flood risk in Eastleigh requiring that new development (excluding extensions and change use of) incorporates SuDS.</p> <p>The justification included in the SA, which sets out the potential effects of Policy DM6 in relation to SA objective 7: climate change adaptation, which addresses flood risk, should be updated to reflect the requirement for these types of developments to require SUDS. The amendments to the policy also have the potential to result in a change to the effects recorded in relation to SA objective 10: biodiversity and geodiversity. The minor positive effect recorded for this policy currently reflects the requirement for SuDs, which may have environmental and public realm enhancements through the ‘greening’ and this is still applicable. However, the SA justification should be updated to recognise that the policy now includes specific protection of water quality within the River Itchen SAC or Solent Maritime SAC.</p>

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		<p>construction commences detailing the safeguards in place to ensure the safe storage and use of fuels and chemicals and the design, management and maintenance of a separate construction drainage system with three forms of temporary filtration. <u>For schemes subject to HRA the CEMP should be submitted with the planning application.</u></p> <p>5.3332 To ensure no <u>adverse effect on the integrity of designated sites</u> pollution within the operational phase the HRA recommends that a Sustainable Urban-Drainage System be provided which either infiltrates directly into the ground at source or contains three forms of naturalised filtration to ensure water quality is treated before discharge; and that flows from the site should be maintained at greenfield levels <u>reduced as far as possible, as specified by the policy.</u> Naturalised filtration requires much less maintenance than mechanised filtration, and so the mitigation can be assured during the lifetime of the development. However natural SuDS require more room and 10% of the site will need to be reserved for the SuDS.</p> <p>Paragraph 5.3635: 2. Into a surface water body (<u>provided this is not a designated site</u>)</p> <p>5.3736 Development proposals should include an indicative drainage strategy to demonstrate how sustainable drainage will be incorporated into the development. This strategy should be proportionate to the site and the proposed development. The strategy should include sustainable drainage elements with attenuation, storage and treatment capacities incorporated as set out in the CRIA SuDS Manual C697 <u>CIRIA SuDS Manual C753</u>, or equivalent and updated local or national design guidance where available. <u>If SuDS are proposed as part of the open space provision on a site, gradients should not exceed 1:4.</u></p> <p>5.3837 Proposals for sustainable drainage systems should include provisions for long term future maintenance of these systems, and developers should consult the Borough Council, Hampshire County Council and the Environment Agency as appropriate about such proposals. <u>The expectation is that SuDS will be adopted by a public body.</u></p> <p>5.4039 To avoid disputes over the maintenance of watercourses, to protect them from future interference and to ensure access is available for maintenance, the layout of major sites should be designed so that no gardens back on to the watercourse and there is no development within <u>a</u> distance of at least 8 metres from the top of the bank. Wider buffer strips may be appropriate for larger watercourses <u>and where needed to protect biodiversity interests.</u></p>	

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MM41	<p>Policy DM8, Pollution</p> <p>Paragraph 5.48</p> <p>Paragraph 5.49</p>	<p>ivd. <u>light intrusion, both generally and with respect to the South Downs National Park's status as an International Dark Night Skies reserve or</u></p> <p>2. a. where it will be <u>adversely</u> affected by such pollution, unless measures can be taken that adequately mitigate the polluting effects; or</p> <p>b. where it would inhibit existing economic or other activities giving rise to acceptable polluting effects.</p> <p>5.4948 ‘...In respect of the Solent and Southampton Water SPA and Ramsar sites <u>and supporting habitat, construction noise should be kept below 69dBA max either alone or in combination with other developments (measured at the sensitive receptor which is the nearest point of the SPA/Ramsar or supporting habitat) during the bird overwintering period above 50 decibels on the SPA or Ramsar site either alone or in combination with other developments, or works timed so that they do not coincide with the wintering bird season. Natural England will provide advice on a case by case basis where construction noise exceeds 69dBA max will need to provide mitigation in the form of noise reduction measure or timing of construction.</u></p> <p>5.5049 “Lighting can have a significant impact on people’s perception of their environment and the South Downs to the north east of the borough is specifically designated as a Dark Sky reserve due to its low levels of light pollution (<u>the areas of the National Park closest to the Borough are designated as Dark Sky Zone E1(b) Transition Zone in the South Downs Local Plan dark night skies policy).</u>...”</p> <p>“...Lighting can be an important component of (for example) sport and recreation proposals and car parks, and the The Council will seek to ensure that it lighting from development does not cause unacceptable environmental or amenity impacts, whilst also providing appropriate illumination (for example in respect of highway and community safety or sporting facilities).”</p>	<p>No change to SA scores, but minor changes to justification.</p> <p>Clarity has been provided to the policy through the modification in relation to ensuring protection for the South Downs National Park from potential sources of light pollution. The SA already recorded a minor positive effect in relation to SA objective 12: landscape and townscape and this will continue to apply. Reference to the protection of the National Park from light pollution should be added to the text of the SA.</p>
MM42	<p>Policy DM10, Water and Waste Water</p> <p>Insert new paragraph 5.55 before paragraph 5.54</p> <p>Paragraph 5.54</p> <p>Paragraph 5.55</p>	<p>Policy DM10, Water and Waste Water</p> <p>Where required to meet the Habitats Regulations at ‘project level stage’ and to meet the Water Framework Directive requirement for no deterioration of the status of water bodies, major development will be phased alongside the completion of enhancements to the water supply or waste water infrastructure.</p> <p><u>Policy DM10, Water and Waste Water</u></p> <p><u>1. Where new water supply or waste water infrastructure is required or proposed in support of new development the development will be phased alongside the provision of the infrastructure to ensure:</u></p> <p><u>a. compliance with the Habitats Regulations;</u></p> <p><u>b. that there is no deterioration of the status of water bodies which might impact adversely on Water Framework Directive requirements; and</u></p> <p><u>c. the avoidance or mitigation of any other adverse impacts.</u></p>	<p>Update to SA scores recorded (SA objective 7: climate change adaptation).</p> <p>Supporting text of the policy now acknowledges the positive role a healthy water environment can play in terms of adapting to climate change. Update from negligible effect to minor positive effect in relation to SA objective 7: climate change adaptation (which addresses flood risk) to reflect this.</p>

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		<p>2. <u>Wherever possible measures should be implemented which would improve the water environment.</u></p> <p>To insert new text (supporting text paragraphs with changes made shown only):</p> <p>5.55 <u>Planning Practice Guidance notes that adequate water and wastewater infrastructure is needed to support sustainable development and that a healthy water environment can deliver multiple benefits such as helping to enhance the natural environment generally and adapting to climate change.</u></p> <p>5.5654 <u>PfUSH and its constituent local authorities, including Eastleigh Borough Council have commissioned produced an Integrated Water Management Strategy (IWMS) which was endorsed by PfUSH in June 2018 as part of the collective evidence base to inform the preparation of future local plans. The IWMS identifies this will identify at a strategic level any measures associated with water abstraction / supply and waste water treatment works and other appropriate measures such as nutrient neutral development to ensure no adverse impact on internationally important ecology designations protected by the Habitat Regulations (e.g. the River Itchen Special Area of Conservation [SAC] and the Solent maritime SAC and Solent and Southampton Water SPA and Ramsar); and to ensure compliance with the Water Framework Directive. PfUSH is working closely with Natural England and the Environment Agency on the emerging IWMS and its constituent authorities have committed to continue to work together with key stakeholders including the Environment Agency, Natural England and the water companies to deliver the IWMS action plan and to ensure that it meets the requirements for the Local Plan ('programme level') habitats regulations assessment and to continue research where needed to ensure that longer term development remains compliant. Until the IWMS is adopted, proposals will be considered against policies DM2 and DM3 and relevant site specific policies.</u></p> <p>5.5755 The Council will work with Southern Water <u>The Council has also committed to work with Southern Water</u> to ensure that any constraints at waste water treatment works can be addressed, there is sufficient capacity to ensure water supply and to improve utilities infrastructure to meet the needs of existing communities. Developers should contact utilities providers to establish requirements in respect of all the proposed site allocations. Development should include SUDS <u>SuDS</u> to reduce surface water entering the sewage system (see policy DM6 Sustainable surface water management and watercourse management).</p>					
MM43	<p>Nature Conservation table preceding paragraph 5.56</p> <p>Newly proposed preceding sub-heading and paragraph 5.56</p>	<p>Relevant issues and objectives Issues (Chapter 2): G2, G3, G4 Objectives (Chapter 3): #ii, iv, vii Related local and national strategies/policies (see Appendix B)</p> <table border="1" data-bbox="902 1692 1926 1745"> <thead> <tr> <th data-bbox="902 1692 1332 1745">Source</th> <th data-bbox="1344 1692 1926 1745">Reference/ title</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Source	Reference/ title			<p>Update to SA scores recorded (SA objective 4: road traffic/congestion and SA objective 8: climate change mitigation).</p> <p>It is likely that the protection and enhancement of green infrastructure networks (including green routes) in Eastleigh will facilitate some travel by active modes, thereby helping to limit dependence upon transport by private vehicles and helping to minimise carbon emissions. A</p>
Source	Reference/ title						

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	<p>Policy DM11, Nature conservation</p> <p>Sub-heading preceding paragraph 5.60</p> <p>Paragraph 5.62</p> <p>New paragraph 5.64 after paragraph 5.62</p> <p>Sub-heading preceding paragraph 5.64</p> <p>New paragraph 5.75 before paragraph 5.71</p>	<table border="1"> <tr> <td data-bbox="902 336 1329 541">Eastleigh Borough Council</td> <td data-bbox="1341 336 1923 541">Economic Development Strategy (2010) Biodiversity SPD 2009</td> </tr> <tr> <td data-bbox="902 550 1329 701">PUSH</td> <td data-bbox="1341 550 1923 701">Integrated Water Management Study Biodiversity Action Plan 2012</td> </tr> <tr> <td data-bbox="902 709 1329 827">Hampshire Biodiversity Partnership/ Hampshire Biodiversity Information Centre</td> <td data-bbox="1341 709 1923 827">Green Infrastructure Strategy Solent Disturbance and Mitigation Project Solent Waders and Brent Goose Strategy 2010 (and emerging updates)</td> </tr> <tr> <td data-bbox="902 835 1329 928">Environment Agency</td> <td data-bbox="1341 835 1923 928">Hampshire Biodiversity Action Plan Biodiversity Opportunity Areas</td> </tr> <tr> <td data-bbox="902 936 1329 1054">JNCC and Defra</td> <td data-bbox="1341 936 1923 1054">River Basin Management Plan</td> </tr> <tr> <td data-bbox="902 1062 1329 1205">Defra</td> <td data-bbox="1341 1062 1923 1205">A Green Future: Our 25 Year Environment Plan to Improve the Environment UK Post 2010 Biodiversity Framework</td> </tr> <tr> <td data-bbox="902 1213 1329 1247">NPPF (2012)</td> <td data-bbox="1341 1213 1923 1247"><u>A Green Future: Our 25 Year Environment Plan to Improve the Environment</u> Biodiversity 2020: A Strategy for England's Wildlife and ecosystem services 2011</td> </tr> <tr> <td data-bbox="902 1255 1329 1289"></td> <td data-bbox="1341 1255 1923 1289">Paragraphs 17, 117-119</td> </tr> </table> <p>To amend as follows (supporting text paragraphs with changes made shown only): <u>Overview of nature conservation issues in the Borough</u></p> <p>5.5856 ‘...The potential impact of the Local Plan and its policies on European sites is assessed in the Local Plan’s Habitats Regulations Assessment (HRA). Developments may also require bespoke HRAs to address their specific impacts. Areas of particular sensitivity outside but within reach of the Borough include other parts of the Solent coastline and the New Forest. In relation to development proposals in south Hampshire, there are concerns about the impact on migrating and over-wintering birds on the Solent shores and the New Forest due to increases in recreational pressure from new development. PUSH has worked with Natural England and others as part of the ‘Solent Recreation Mitigation Partnership’ which has developed a definitive strategy to implement mitigation measures to address this impact jointly across south Hampshire. The Council will contribute as required to the implementation of the SRMP’s proposals, and will also implement any measures identified as part of its own interim project proposals which are not incorporated into the wider SRMP scheme. <u>Where development may impact on high tide roosts used by birds for which the Solent and Southampton Water SPA is designated, mitigation may be required taking account of</u> The Council will also continue to work</p>	Eastleigh Borough Council	Economic Development Strategy (2010) Biodiversity SPD 2009	PUSH	Integrated Water Management Study Biodiversity Action Plan 2012	Hampshire Biodiversity Partnership/ Hampshire Biodiversity Information Centre	Green Infrastructure Strategy Solent Disturbance and Mitigation Project Solent Waders and Brent Goose Strategy 2010 (and emerging updates)	Environment Agency	Hampshire Biodiversity Action Plan Biodiversity Opportunity Areas	JNCC and Defra	River Basin Management Plan	Defra	A Green Future: Our 25 Year Environment Plan to Improve the Environment UK Post 2010 Biodiversity Framework	NPPF (2012)	<u>A Green Future: Our 25 Year Environment Plan to Improve the Environment</u> Biodiversity 2020: A Strategy for England's Wildlife and ecosystem services 2011		Paragraphs 17, 117-119	<p>minor positive effect is therefore expected in relation to SA objectives 4: road traffic/congestion and 8: climate change mitigation. This is a change from the SA Report for the Proposed Submission Local Plan, which recorded a negligible effect in relation to both SA objectives 4: road traffic/congestion and 8: climate change mitigation. The Proposed Submission Local Plan included support for the provision and enhancement of multifunctional green infrastructure including green routes. Therefore, the SA effect presented in this addendum is a correction of the effect previously recorded.</p> <p>Updates in relation to mitigation and compensation of potential adverse effects on protected sites add to the significant positive effects already identified for SA objective 10: biodiversity and geodiversity (note that many of the requirements set out for International Designations are required by the Habitats Regulations).</p>
Eastleigh Borough Council	Economic Development Strategy (2010) Biodiversity SPD 2009																		
PUSH	Integrated Water Management Study Biodiversity Action Plan 2012																		
Hampshire Biodiversity Partnership/ Hampshire Biodiversity Information Centre	Green Infrastructure Strategy Solent Disturbance and Mitigation Project Solent Waders and Brent Goose Strategy 2010 (and emerging updates)																		
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		<p>with partners on the forthcoming Solent Waders and Brent Goose Strategy.’</p> <p>Policy DM11, Nature Conservation</p> <p>The Borough Council will work with statutory and voluntary agencies and developers to:</p> <ul style="list-style-type: none"> i. Protect, conserve and enhance areas subject to international, national and local nature conservation designations; ii. Assist in achieving national, county and local biodiversity targets as set out in Biodiversity Action Plans (BAPs); iii. Protect, conserve and enhance networks of natural habitats and features, including the Priority Biodiversity Areas and Priority Biodiversity Links identified in the Eastleigh Borough Biodiversity Action Plan 2012-2022, and watercourses and wetland complexes, woodland trees and hedgerows important to biodiversity and local character; and iv. On new development sites seek enhancement of biodiversity through the protection and connection of existing and provision of new habitats and features compatible with the native biodiversity characteristics of the Borough. <p>The Council will work with PUSH, Natural England, the Environment Agency and other wildlife organisations to develop and implement a strategic approach to the protection of European sites from the direct and indirect effects of development including recreational disturbance. Within Eastleigh Borough this will include:</p> <ul style="list-style-type: none"> a. implementing the Solent Recreation Mitigation Strategy and contributions to recreation mitigation for the New Forest or alternative agreed approaches if required; b. preserving the water quality and flows within the Itchen and Hamble; c. protection of the River Itchen SAC including water quality and the southern damselfly from the impacts of nitrogen deposition; and d. contributing to major elements of the PUSH Green Infrastructure Strategy and other strategies for the provision and enhancement of multifunctional green infrastructure including green routes, ecological networks and biodiversity enhancements(see policy S10). <p>Development which is likely to adversely affect the integrity of an international or European nature conservation site will not be permitted. Development which is likely to have a direct or indirect adverse effect on a Site of Special Scientific Interest (SSSI) will not be permitted,</p>	

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		<p>unless the Borough Council is satisfied that there are no alternative solutions and the reasons for the development clearly outweigh the harm to the nature conservation value of the site.</p> <p>Development will not be permitted if it is likely to have a direct or indirect adverse effect on a Site of Importance for Nature Conservation (SINC) or Local Nature Reserve as shown on the policies map (or on a more recent plan provided by the Hampshire Biodiversity Information Centre), unless it can be demonstrated to the satisfaction of the Borough Council that:</p> <p>i. the benefits of the development clearly outweigh the adverse effects on the nature conservation value of the site;</p> <p>ii. the adverse impacts are unavoidable;</p> <p>iii. measures are taken to mitigate or, if this is not possible, compensate for the adverse effects, such that the development will result in at least no net loss of biodiversity; and</p> <p>iv. buffers free from development are provided to Locally designated sites within or adjacent to developments to alleviate recreational impact and impacts on edge habitats and to maintain dark skies.</p> <p>Impacts on priority habitats and protected and priority species will not be permitted unless the applicant can evidence that;</p> <ul style="list-style-type: none"> • there has been thorough habitat and species surveys; • there is an overall biodiversity gain; and • protected species impacts have been avoided or mitigated and their needs taken into consideration within the development design; • the great crested newt strategic survey and strategy have been considered in all developments within 500m of a great crested newt pond; • the strategic bat trapping survey has been considered in all developments within the locality of a woodland surveyed or connected habitat networks. <p>In determining planning applications, the Borough Council will:</p> <p>ii. seek opportunities to create or enhance habitats and features of nature conservation interest, having regard to local geodiversity and soils;</p> <p>iii. have regard to the need to protect, and opportunities to enhance the Priority Biodiversity Areas and the Priority Biodiversity Links set out in the Council’s Biodiversity Action Plan45; and</p> <p>iv. for residential developments within 5.6 km of the Solent Special Protection Areas (SPAs), require contributions to the Solent Recreation Mitigation Strategy or site specific measures to address recreational disturbance as agreed by the Council and Natural England.</p>	

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		<p><u>Policy DM11, Nature conservation</u></p> <p><u>General Approach</u></p> <ol style="list-style-type: none"> 1. <u>The Council will work with statutory and voluntary agencies and developers, and will determine planning applications, to:</u> <ol style="list-style-type: none"> a. <u>Protect, conserve and enhance all:</u> <ol style="list-style-type: none"> i. <u>international, national and local nature conservation designations; and</u> ii. <u>networks of natural habitats and features, including the Local Ecological Network, Priority Biodiversity Areas and Priority Biodiversity Links, watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character; and facilitate their adaptation to climate change wherever possible;</u> b. <u>Assist in achieving national, county and local biodiversity targets as set out in Biodiversity Action Plans (BAPs);</u> c. <u>Seek a net gain of biodiversity on all development sites (including sites for redevelopment) through the protection, enhancement and connection of existing and provision of new habitats and features of nature conservation interest compatible with the native biodiversity characteristics of the Borough, having regard to local geodiversity and soils; and</u> d. <u>Contribute to major elements of the PfSH Green Infrastructure Strategy and other strategies for the provision and enhancement of multifunctional green infrastructure including green routes, ecological networks and biodiversity enhancements (see strategic policy S910).</u> <p><u>International Designations</u></p> <ol style="list-style-type: none"> 2. <u>Development which is likely (either individually or in combination with other developments) to adversely affect the integrity of an international or European nature conservation site will not be permitted subject only to imperative reasons of overriding public interest and securing any necessary compensatory measures in the absence of alternative solutions. A 'project level' Habitat Regulations Assessment will be required where there are likely significant effects or uncertainty. Any mitigation measures required to ensure no adverse impact must be implemented at the appropriate time.</u> 3. <u>The Council will work with PfSH, Natural England, the Environment</u> 	

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		<p><u>Agency and other wildlife organisations to develop and implement with developers a strategic approach to the protection and enhancement of international and European sites from the direct and indirect effects of development. Within Eastleigh Borough this will include:</u></p> <ol style="list-style-type: none"> a. <u>Implementing:</u> <ol style="list-style-type: none"> i. <u>the Solent Recreation Mitigation Strategy (requiring contributions from residential developments within 5.6 kilometres of the Solent Special Protection Area to the Strategy); and</u> ii. <u>the interim and any future New Forest Recreation Mitigation Strategy if required;</u> <u>or alternative agreed site specific measures to address recreational disturbance;</u> b. <u>preserving the water quality and flows within the Itchen and Hamble, Southampton Water and Solent;</u> c. <u>protecting the River Itchen SAC, in particular the maintenance and where appropriate restoration of habitats and qualifying species to favourable conservation status (as defined by article 1 of the Habitats Directive); and</u> d. <u>seek contributions towards measures set out in the Southern Damselfly Conservation Strategy (or other strategy) specifically to deliver biodiversity net gain.</u> <p><u>National and Local Designations</u></p> <ol style="list-style-type: none"> 4. <u>Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on a Site of Special Scientific Interest (SSSI), Site of Importance for Nature Conservation (SINC) or Local Nature Reserve (LNR) as shown on the policies map (or on a more recent plan provided by the Hampshire Biodiversity Information Centre) unless it can be demonstrated that:</u> <ol style="list-style-type: none"> a. <u>there are no alternative solutions;</u> b. <u>the adverse effects are unavoidable;</u> c. <u>measures are taken to mitigate or, as a last resort, compensate for the adverse effects;</u> d. <u>there is an overall biodiversity net gain; and</u> e. <u>if there are any residual adverse effects which cannot be avoided, mitigated or compensated, the benefits of the development must clearly outweigh the adverse effects on the nature conservation value of the site and any broader impacts on national and local designations.</u> 	

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p><u>Priority habitats, protected and priority species and the local ecological network</u></p> <p>5. <u>Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on priority habitats, protected or priority species, or on the local ecological network unless it can be demonstrated that:</u></p> <ul style="list-style-type: none"> a. <u>there are no alternative solutions;</u> b. <u>the adverse effects are unavoidable;</u> c. <u>measures are taken to mitigate or, as a last resort, compensate for the adverse effects;</u> d. <u>there is an overall biodiversity net gain; and</u> e. <u>if there are any residual adverse effects, the benefits of the development clearly outweigh the adverse effects on priority habitats, priority and protected species, and the local ecological network.</u> <p><u>Irreplaceable habitats</u></p> <p>6. <u>Development will not be permitted if it results in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees), unless there are wholly exceptional reasons and a suitable compensation strategy exists.</u></p> <p><u>Buffers</u></p> <p>7. <u>Buffers free from development will be provided to designated sites to avoid/mitigate impacts, including recreational impact and impacts on edge habitats, and to maintain dark skies.</u></p> <p><u>Surveys</u></p> <p>8. <u>Development will not be permitted unless it can be demonstrated that:</u></p> <ul style="list-style-type: none"> a. <u>there have been thorough habitat and species surveys;</u> b. <u>the great crested newt strategic survey and strategy have been considered in all developments within 500m of a great crested newt pond; and</u> c. <u>the strategic bat trapping survey has been considered in all developments within the locality of a woodland or connected habitat networks.</u> <p>To amend as follows (supporting text paragraphs with changes made shown only):</p>	

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		<p>International and National nNature eConservation dDesignations</p> <p>5.6362 Development in the Borough has the potential to affect sites of European and national nature conservation value within and beyond the Borough’s boundaries, as recognised in the Eastleigh Borough Local Plan 2016 – 2036 Habitats Regulations Assessment. Under the E.U. Habitats Directive, and the E.U. Birds Directive (as transposed into national law as the Habitats Regulations) and the Ramsar Convention as transmuted into British law within the Conservation of Habitats and Species Regulations 2010 (as amended) the Borough Council has a duty to give these areas the strongest protection against damaging development. If a development proposal is likely to have a significant effect on one of these sites, either alone or in combination with other projects, the Council will carry out an appropriate assessment to establish the implications of the scheme for the identified nature conservation interests of the site. The Council will seek to avoid any damage to the integrity of these areas and the species they support. This may entail the negotiation of mitigation measures or contributions to such measures from new development.</p> <p><u>5.64 The Local Plan’s habitat regulations assessment has identified circumstances in which mitigation measures will be required to ensure there is no adverse effect on international designations. Such measures must be implemented with the development. Developments may also require project level HRAs to address their specific impacts.</u></p> <p><u>National and Local Nature Conservation Designations</u></p> <p>5.75 <u>The local ecological network comprises the international, national and locally designated sites of importance for biodiversity, land functionally linked to these designations, local nature reserves, ancient woodland and veteran trees, protected and notable species and their habitats, sites identified for habitat restoration and/or the creation of compensatory measures for the adverse effects on biodiversity, appropriate buffer zones, and wildlife corridors that connect the above features (for example important hedgerows and watercourses). Planning applications should be supported by an adequate and proportionate assessment of their effect on the network, and by mitigation or compensation and biodiversity net gain proposals as required.</u></p>			
MM44	<p>Introductory text on Historic Environment</p> <p>Paragraph 5.75</p> <p>Policy DM12, Heritage Assets</p>	<p>Introductory text as shown below deleted and moved to before the new strategic heritage policy:</p> <p>Historic Environment</p> <p>Relevant Issues and objectives</p> <p>Issues (Chapter 2): G1, G7</p> <p>Objectives (Chapter 3): iv, v</p> <p>Related local and national strategies/policies (see Appendix B)</p> <table border="1" data-bbox="694 1835 1679 1869"> <tr> <td data-bbox="694 1835 1151 1869">Source</td> <td data-bbox="1163 1835 1679 1869">Reference / title</td> </tr> </table>	Source	Reference / title	<p>No change to SA scores, but minor changes to justification.</p> <p>The SA already recorded a significant positive effect in relation to SA objective 13: cultural heritage considering the policy’s primary focus. Uncertainty is attached to the effect recorded as in exceptional circumstances development maybe permitted which could have impacts on designated assets. The justification text of the SA should now be updated to refer to the</p>
Source	Reference / title				

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		<table border="1" data-bbox="694 331 1679 869"> <tr> <td data-bbox="694 331 1151 554">Eastleigh Borough Council</td> <td data-bbox="1163 331 1679 554">Supplementary Planning Documents⁴⁸: <ul style="list-style-type: none"> — Urban Character Area Appraisals — Conservation Area Appraisals </td> </tr> <tr> <td data-bbox="694 558 1151 726">PUSH</td> <td data-bbox="1163 558 1679 726">Sustainability policy framework⁴⁹, And Quality Places initiative which includes a Quality Places Charter and a Cultural Strategy⁵⁰</td> </tr> <tr> <td data-bbox="694 730 1151 793">Hampshire County Council</td> <td data-bbox="1163 730 1679 793">Historic Environment Record⁵¹</td> </tr> <tr> <td data-bbox="694 798 1151 869">NPPF</td> <td data-bbox="1163 798 1679 869">Paragraphs 17, 126 141, 156 157</td> </tr> </table> <p data-bbox="682 873 1632 905">26 http://www.eastleigh.gov.uk/supplementaryplanningdocuments</p> <p data-bbox="682 909 1415 940">27 http://www.push.gov.uk/pjc-080318-r03-abi.pdf</p> <p data-bbox="682 945 1424 976">28 http://www.push.gov.uk/work/qualityplaces.htm</p> <p data-bbox="682 980 2095 1043">29 http://www3.hants.gov.uk/landscape-and-heritage/historic-environment/historic-buildings-register.htm</p> <p data-bbox="682 1079 1721 1110">Paragraph as shown below moved to before the new strategic heritage policy:</p> <p data-bbox="682 1146 2095 1283">5.75 The NPPF defines ‘heritage assets’ as: “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)”. They include:</p> <ul style="list-style-type: none"> <li data-bbox="727 1318 2086 1423">• The conservation areas of Bishopstoke, Botley, Bursledon (Old Bursledon and Bursledon Windmill), West End (Gaters Mill, Romill Close and Orchards Way), Hamble-le-Rice and Netley, as shown on the policies map; <li data-bbox="727 1459 982 1491">• Listed buildings; <li data-bbox="727 1526 1071 1558">• Locally listed buildings; <li data-bbox="727 1593 1299 1625">• Historic parks, gardens and landscapes; <li data-bbox="727 1661 2086 1734">• Scheduled monuments, nationally important ancient monuments and archaeological sites, and their settings; <li data-bbox="727 1770 1113 1801">• protected wreck sites; and <li data-bbox="727 1837 1305 1869">• Marine, rail and aviation heritage assets. 	Eastleigh Borough Council	Supplementary Planning Documents ⁴⁸ : <ul style="list-style-type: none"> — Urban Character Area Appraisals — Conservation Area Appraisals 	PUSH	Sustainability policy framework ⁴⁹ , And Quality Places initiative which includes a Quality Places Charter and a Cultural Strategy ⁵⁰	Hampshire County Council	Historic Environment Record ⁵¹	NPPF	Paragraphs 17, 126 141, 156 157	<p data-bbox="2113 331 2748 405">requirement for the Council to monitor buildings or other heritage assets at risk.</p>
Eastleigh Borough Council	Supplementary Planning Documents ⁴⁸ : <ul style="list-style-type: none"> — Urban Character Area Appraisals — Conservation Area Appraisals 										
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		<p>Policy DM12, Heritage Assets</p> <p>The Borough Council will conserve and enhance the Borough's heritage assets through:</p> <p>i. Identifying the assets by means of an on-going programme of survey and review;</p> <p>ii. Identifying their key features and measures to manage and enhance these, e.g. through conservation area appraisals;</p> <p>iii. Restricting development likely to harm them or their settings through management of development proposals; and</p> <p>iv. Encouraging development that enhances them, ensures their long-term management and maintenance and where possible, enables public enjoyment and interpretation of the asset.</p> <p>1. Development of a heritage asset or within their its setting will be permitted provided:-i. it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be accorded to this criterion. Permission for development which results in substantial harm to, or loss of, designated assets of the highest significance will be <u>wholly</u> exceptional.</p> <p><u>3. The Council will monitor buildings or other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk through discussions with owners and willingness to consider positively development schemes that would ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.</u></p>	
MM45	Policy DM14, Parking, first paragraph	<p><u>1. 'New residential development will be required to provide off-highway parking which is adequate in terms of highway safety / traffic management. Provision will take account of in accordance with the adopted Eastleigh Borough Council's Residential Parking Standards SPD which sets out minimum requirements for residential and commercial parking provision. Over provision relative to car ownership levels or which would create an ineffective use of space will be avoided...'</u></p>	None. The SA has recorded minor negative effects in relation to SA objective 4: road traffic, 6: pollution and 8: climate change given that the policy may encourage the use of private vehicles over more sustainable modes of transport. While the modification has amended the policy to have consideration for car ownership levels it does not explicitly seek to limit the level of car parking which might otherwise reduce the number of journeys which might be made by private vehicle in the plan area.
MM46	Paragraph 5.92 Policy DM15, Safeguarding existing employment sites	<p>To amend as follows:</p> <p>5.92 Economic development includes:</p> <ul style="list-style-type: none"> • Industrial and commercial development in use classes B1, B2, and B8 and E(g) • Retail and other appropriate town centre development in use classes A1-A5 class E • <u>Certain sui generis uses such as pubs and hot food takeaways</u> • Other forms of development that provide jobs, e.g. leisure, cultural activities, tourism and public services such as education and health. 	None. The modifications reflect the updated use class order but not the intention or likely effects of the policy.

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		<p>While all employment opportunities contribute to prosperity, some forms of employment also contribute particularly to increasing GVA², which is a main objective of the PUSH<u>PfSH</u> Economic Development Strategy.</p> <p>Policy DM15, Safeguarding existing employment sites</p> <p>1. The major existing employment sites as identified on the policies map shall be retained predominantly in employment use classes B1, B2, and B8 <u>B1, B2, and B8 and E(g)</u>. Within these sites the Borough Council will permit:</p> <p>ia. <u>ia.</u> the redevelopment and intensification of use of sites for Use Class B1(b), B1(c), B2, or B8 <u>B1, B2, and B8 and E(g)(ii)/(iii)</u> employment uses;</p> <p>ib. <u>ib.</u> changes of use between use classes B1(b), B1(c), B2, and B8 <u>B1, B2, and B8 and E(g)(ii)/(iii)</u>; and</p> <p>ic. <u>ic.</u> workforce training opportunities as defined in policy DM16 below; subject to the general development criteria and transport policies of this Local Plan including the impact on residential areas.</p> <p>2. Exceptionally, employment uses other than those in use classes B1(b), B1(c), B2, or B8 <u>B1, B2, and B8 or E(g)(ii)/(iii)</u> (but not <u>E(a)/(b)/(c)</u> uses or pubs, drinking establishment or hot food takeaways) may be permitted on these sites provided that:</p> <p>a. they would not have a significant impact on the continued primary use of the site</p> <p>b. the existing site is causing, or could cause, significantly harm to highway safety or to the amenities of the area or to local residents</p> <p>This may include sui generis uses⁵⁷ but not town centre uses (e.g. uses in use classes A1 – A5).</p> <p>3. The redevelopment or change of use of other existing employment sites not identified on the Policies Map currently in class B1(b), B1(c), B2, or B8 <u>B1, B2, and B8 or E(g)(ii)/(iii)</u> uses to non-employment uses, where this is not permitted development, will be permitted provided that it can be demonstrated that the site is no longer in demand for employment use and that criteria a. and b. above are satisfied.</p>	

² GVA is Gross Value Added, a measure of economic growth

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MM47	<p>Policy DM19, Change of use of buildings in the countryside</p> <p>Paragraph 5.101</p>	<p>To amend as follows:</p> <p>Policy DM19, Change of use of buildings in the countryside</p> <p><u>1.</u> The change of use of existing buildings in the countryside that are demonstrably unsuitable for continued use for their existing purpose will be permitted subject to the general development criteria and transport policies of the Local Plan and provided that:</p> <p><u>ii</u>b. any proposals for developments over 500sq.m. or that would lead to, or consolidate more than, a 30% increase in the floor space of an established use (measured against floor space at April 2011), in use classes <u>E(b), E(c), E(d), E(g)(i), A2, A3, B1(a), C1, F.2(c)/(d), or in use as a cinema, concert hall, bingo hall or dance hall and D2</u> are subject to a sequential test to demonstrate that they cannot be accommodated in more sustainable locations in the town, district or local centres or failing this in edge of centre or out of centre locations within the urban edge. A1 <u>E(a)</u> uses will not be supported;</p> <p>To amend as follows (supporting text paragraphs with changes made shown only):</p> <p>5.104 Existing buildings in the countryside that are of good quality are a re-usable resource. Enabling a change of use of such buildings can help to limit the need for new buildings in the countryside. The Town and Country Planning (General Permitted Development) (England) Order 2015 (GDPO) enables the change of use of agricultural buildings to a range of 'flexible' uses including dwelling houses and use Classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), B1 (business), B8 (storage or distribution), C1 (hotels) or D2 (assembly and leisure) provided they are not restricted in Class R. In respect of such uses the The policy therefore applies to proposals <u>outside the scope of permitted development rights that exceed this floor area which are considered to be relatively large in scale.</u> Please note that policy DM19 would also apply to proposals for retail development.</p>	<p>None. The modifications reflect the updated use class order but not the intention or likely effects of the policy.</p>
MM48	<p>Paragraph 5.108</p> <p>Policy DM21, New retail development, criterion b.</p> <p>Paragraph 5.109</p>	<p>5.111 108 "...New district centres, local <u>New local</u> centres or neighbourhood parades are to be established within the larger development sites as set out at strategic policy S5, Chapter 4 and in the site-specific policies in Chapter 6."</p> <p><u>2. b. not by itself or cumulatively with other proposals have a significant adverse impact on any existing or proposed centre. A retail impact assessment may <u>will</u> be required for proposals equal to or greater than 350_sq.m of net additional retail floor space</u></p> <p>5.112 109 "...It also identifies a limited need across the Borough for comparison goods in the short term, increasing in the longer term. There is believed to be capacity within Eastleigh town centre, Chandler's Ford and Hedge End centres and the new centre proposed as part of the Strategic Growth Option to accommodate the level of development required in the short term and therefore</p>	<p>No change to SA scores, but minor changes to justification.</p> <p>Modification amends policy to require retail impact assessments for out of centre proposals that would provide equal to or greater than 350 sq.m of net additional retail floor space. The SA has already recorded a mixed significant positive and minor effect relation to SA objective 3: economy. This effect will remain the same. This reflects the potential to ensure the attractiveness of local centres and increase competition across the Borough as well as the reduced flexibility for</p>

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		<p>no new allocations for main town centre uses are made adjoining the town centre or any other <u>existing</u> centres. <u>Any such provision coming forward at an early stage should be confined to existing centres and local centres with planning permission on strategic sites across the Borough. Table 4 below sets out the Borough wide need in approximately 5 year periods and splits this between convenience and comparison floorspace:</u></p> <table border="1" data-bbox="842 537 1902 730"> <thead> <tr> <th colspan="5">Table 4: Floorspace needs by type and year</th> </tr> <tr> <th>Type / Year</th> <th>2022</th> <th>2027</th> <th>2032</th> <th>2036</th> </tr> </thead> <tbody> <tr> <td>Convenience</td> <td>-729m²</td> <td>454m²</td> <td>1,500m²</td> <td>2,345m²</td> </tr> <tr> <td>Comparison</td> <td>94m²</td> <td>6,360m²</td> <td>12,935m²</td> <td>18,564m²</td> </tr> </tbody> </table> <p>Retail Floorspace Provision Background Paper (Eastleigh Borough Council June 2018)</p>	Table 4: Floorspace needs by type and year					Type / Year	2022	2027	2032	2036	Convenience	-729m ²	454m ²	1,500m ²	2,345m ²	Comparison	94m ²	6,360m ²	12,935m ²	18,564m ²	<p>retail businesses. The justification text of the SA should, however, now refer to requirement for retail impact assessments for out of centre proposals.</p>
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MM49	<p>Policy DM22, Changes of use in retail frontages in district centres</p> <p>Paragraph 5.113</p> <p>Paragraph 5.114</p> <p>Paragraph 5.115</p>	<p>Changes of use in retail frontages in <u>Eastleigh town centre, district centres, local centres and neighbourhood parades</u></p> <p><u>1. Within the ground floor of the core shopping zone, primary and secondary frontages of Eastleigh town centre and the district centres and frontages of the local centres and neighbourhood parades, as defined on the policies map, a change of use or redevelopment involving the loss of a Class E use, A1 retail floor space will only be permitted for uses within classes A2 financial and professional services, A3 restaurants and cafes, A4 drinking establishments, and A5 hot food takeaways, community or leisure/ cultural uses under Classes E and F; or sui generis uses including pubs, drinking establishments and hot food takeaways; and community uses, and provided must demonstrate that:</u></p> <p><u>ia.</u> the new use retains an active ground floor frontage;</p> <p><u>ii</u>. it does not adversely affect amenity of an area or the appearance of the frontage; and</p> <p><u>iii</u>. it does not have a negative impact on the provision of services or on <u>the sustainability of a key shopping area</u></p> <p><u>2. In Eastleigh town centre criterion c above will be met by proposals which meet policy E3. In all other centres, To to demonstrate the lack of a negative impact under bullet ii criterion c above, proposals should provide:</u></p> <p>a. proof that there is no demand for the A1 <u>Class-E</u> use, including evidence that the site has been marketed effectively for such a use; or</p> <p><u>3. Changes of use or redevelopment to residential or Class B1 office uses will not be permitted within the defined shopping frontages/ centres other than in upper floors.</u></p> <p>5.118445 'Permitted development rights contained in the GPDO 2015 allow more flexibility for units to change between uses including shopping and food and drink uses. Permitted development rights also currently allow small shops and professional service uses (classes A1 and A2) to change to</p>	<p>No change to SA scores, but minor changes to justification.</p> <p>The main change through the modification in relation to the findings of the SA sees amendment of the policy to provide guidance for all designated centres. The SA has already recorded a significant positive effect in relation to SA objective 3: economy given that it will help to enhance the attractiveness of local centres and increase competition across the Borough. The significant positive effect is still applicable, but the justification text of SA should be clear that the policy applies across Eastleigh town centre, district centres, local centres and neighbourhood parades.</p>																				

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		<p>housing subject to restrictions...’</p> <p><u>‘...The marketing period the Council requires for ensuring no negative impact upon the provision of services or on the sustainability of a key shopping area will be between 6 and 12 months. The length of the marketing period will be dependent on a number of factors such as the size of the unit and the quality of the marketing evidence submitted with development proposals. Ground floor residential uses will not be acceptable except where there are permitted development rights and developers can meet these criteria’.</u></p>	
MM50	Paragraph 5.117	<p>5.120 417 “...a mix of housing should include considering the needs of people wishing to build their own homes. <u>The Self-build and Custom Housebuilding Act 2015 and the Housing and Planning Act 2016 place a duty on the Borough Council to keep a register of individuals and associations of individuals, who are seeking to acquire serviced plots of land for self-build and custom housebuilding in the area as well as to have regard to the register when carrying out its planning functions. This policy represents a proportional and flexible response to the level of demand identified in the Register. The Borough Council recognises the need to make more land available at a range of sites to encourage growth in the self-build sector and is committed to actively raising awareness of this route to home ownership.</u>”</p>	None.
MM51	<p>Paragraph 5.119 and preceding sub-heading</p> <p>Paragraph 5.120</p> <p>Policy DM24, Housing sites and Mixed use sites including housing with Planning Permission</p>	<p>Permitted Residential Development</p> <p>5.119 Many of the dwellings required in Eastleigh Borough already benefit from planning permission or a Council resolution to permit (at a 2016 base date) but dwellings have not been completed on these sites. Policies DM 24 and 25 below identify these sites and guide developers if these sites are not built out according to the permission granted and an alternative development is proposed. Policy DM24 also sets out key infrastructure provided as part of these sites., for example Land west and south of Horton Heath including the provision of a local centre, community buildings and schools.</p> <p>5.120 Please note that Policy DM24 will be updated to reflect sites granted planning permission before the submission of the Local Plan.</p> <p>Policy DM24, Housing Sites, and Mixed use sites including housing with Planning Permission</p> <p>The following sites, identified on the policies map, are allocated for residential development as they all benefit from either a valid planning permission or a current Council resolution to permit residential development (subject to the completion of legal agreements) on which development had not commenced at the base date of the Local Plan. These sites should be implemented in accordance with the requirements of their respective planning permission / resolution. Any permissions / resolutions which lapse will be re-considered against the relevant policies of this Local Plan:</p> <p>Allbrook</p> <p>1. Penarth House, Otterbourne Hill (64 dwellings) – including a dementia care centre and supported apartments</p> <p>Bishopstoke</p>	Reference to Policy DM24 deleted throughout SA. This policy was appraised as being likely to have negligible effects in relation to all SA objectives given that the sites identified had already received planning permission or were subject to Council resolution to permit residential development.

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined> and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p>2. Land at the Mount Hospital (260 dwellings) – including allotments</p> <p>3. Land at Bishopstoke Cemetery, Stoke Common Road (55 dwellings) – including cemetery extension</p> <p>4. Land between 77 Church Road and Recreation Ground (30 dwellings) – including public open space</p> <p>5. Land at Fair Oak Road (16 dwellings)</p> <p>Botley</p> <p>6. Land north and east of Boorley Green (1,400 dwellings) – including new local centre with shops and employment uses, primary school, community building, sports and public open space facilities</p> <p>7. Land east of Sovereign Drive and Precosa Road (103 dwellings) – including public open space</p> <p>8. Crows Nest Lane, Boorley Green (50 dwellings) – including public open space</p> <p>9. Maddoxford Lane, Boorley Green (50 dwellings) – including public open space</p> <p>10. Land South of Long Garden Cottage (14 dwellings)</p> <p>11. Land north of Hedge End Station, Winchester Road (680 dwellings) – including new local centre, primary school, public open space and sports pitches</p> <p>Bursledon</p> <p>12. Land north of Bridge Road and west of Blundell Lane (100 dwellings) – including public open space</p> <p>13. Land east of Dodwell Lane and north of Pylands Lane (250 dwellings) – including public open space</p> <p>14. Land to the rear of Orchard Lodge, Windmill Lane (29 dwellings) – including public open space</p> <p>15. Land at Providence Hill (62 dwellings) – including public open space</p> <p>16. Long View, Bursledon Road (12 dwellings)</p> <p>Chandler’s Ford</p> <p>17. 59-61 Brownhill Road (11 dwellings)</p> <p>18. Draper Tools Ltd, Hursley Road (130 dwellings) – including public open space and a care home</p>	

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		<p>Eastleigh</p> <p>19. Land south of Chestnut Avenue, Eastleigh (1,100 dwellings) – including local centre, primary school, nursery, community buildings, public open space, extension to Lakeside Country Park, new cycleway/footway, care home, new strategic links, retail and employment uses</p> <p>20. Eastleigh College Education Annexe (10 dwellings)</p> <p>21. Mitchell House, Southampton Road (67 dwellings)</p> <p>22. 10-12 Romsey Road (49 dwellings) – including charity offices with community uses</p> <p>23. Mallard Centre / Beatrice Royal Art Gallery (12 dwellings)</p> <p>Fair Oak and Horton Heath</p> <p>24. St Swithuns Church, Allington Lane (72 dwellings) – including public open space</p> <p>25. Land at Pembers Hill Farm (250 dwellings) – including public open space</p> <p>26. Land to the west of Hammerley Farm (67 dwellings)</p> <p>27. Land at Hardings Lane / Crowdhill (330 dwellings) – including community building and public open space</p> <p>28. Land at Fir Tree Farm (450 dwellings) – including public open space</p> <p>Hedge End</p> <p>29. Land south of Foord Road and west of Dodwell Lane (125 dwellings) – including new link road and public open space</p> <p>30. 14 Hobb Lane (8 dwellings)</p> <p>31. Home Farm, St John’s Road (14 dwellings) – including a light industrial unit</p> <p>Hound</p> <p>32. Land at Abbey Fruit Farm (93 dwellings) – including a footway over railway bridge and public open space</p> <p>33. Land to the north of Grange Road (89 dwellings) – including public open space</p> <p>34. Land at Jurd Way, west of Hamble Lane (150 dwellings) – including public open space</p> <p>35. Land at Berry Farm, Hamble Lane (165 dwellings) – including public open space</p>	

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		<p>36. Land south of Bursledon Road (182 dwellings) – including public open space</p> <p>37. Land to the north of Cranbury Gardens (45 dwellings) – including public open space</p> <p>West End</p> <p>38. Land north of Botley Road (100 dwellings) – including public open space</p> <p>39. Land west and south of Horton Heath (950 dwellings) – including public open space, primary school, secondary school, village centre and a local centre including a community building and employment uses</p> <p>40. Land at Hatch Farm, North of Barbe Baker Avenue (98 dwellings) – including public open space</p>	
MM52	<p>Paragraph 5.176</p> <p>Table following paragraph 5.176</p> <p>Paragraph 6.1.13</p> <p>Paragraph 6.1.28</p> <p>Paragraph 6.1.29</p>	<p>5.176 For sites which currently have planning permission for housing-led development but have not been built out, policy DM24 notes the supporting infrastructure permitted as part of the development. New or revised applications are expected to reprovide this infrastructure. The key infrastructure requirements for the Strategic Growth Option and site allocations in chapter 6 are set out in the table below:</p> <p>To delete the following rows for:</p> <p>Policy S5, New communities, land north of Bishopstoke and Land north and east of Fair Oak</p> <p>FO2, Land north of Mortimers Lane</p> <p>FO5, Land East of Knowle Lane</p> <p>FO6, Foxholes Farm, Firtree Lane</p> <p>Policy E2, Land at Woodside Avenue, Eastleigh</p> <p>In addition policy DM24, page 115 lists developments with planning permission or resolution to permit in the parish.</p> <p>To delete the following rows for:</p> <p>FO2, Land north of Mortimers Lane</p> <p>FO5, Land East of Knowle Lane</p> <p>FO6, Foxholes Farm, Firtree Lane</p> <p>FO7 Land at Costalot Stables, Blind Lane, Horton Heath</p> <p>FO8 Hammerley Farm, Anson Road, Horton Heath</p>	None.

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined> and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
	<p>Paragraph 6.2.13</p> <p>Paragraph 6.2.75</p> <p>Paragraph 6.3.14</p> <p>Paragraph 6.4.17</p> <p>Paragraph 6.4.69</p> <p>Paragraph 6.5.15</p> <p>Paragraph 6.5.50</p> <p>Paragraph 6.5.75</p>	<p>In addition policy DM24, page 115 lists developments with planning permission or resolution to permit in the parish.</p> <p>In addition policy DM24, page 115 lists developments with planning permission or resolution to permit in the parish.</p> <p>In addition policy DM24, page 115 lists developments with planning permission or resolution to permit in the parish.</p> <p>In addition policy DM24, page 115 lists developments with planning permission or resolution to permit in the parish.</p> <p>In addition policy DM24, page 115 lists developments with planning permission or resolution to permit in the parish.</p> <p>In addition policy DM24, page 115 lists developments with planning permission or resolution to permit in the parish.</p> <p>In addition policy DM24, page 115 lists developments with planning permission or resolution to permit in the parish.</p> <p>In addition policy DM24, page 115 lists developments with planning permission or resolution to permit in the parish.</p> <p>In addition policy DM24, page 115 lists developments with planning permission or resolution to permit in the parish.</p>	
MM53	Policy DM25, Redevelopment of urban sites in unneighbourly use	<p>Policy DM25, Redevelopment of urban sites in unneighbourly use</p> <p>The following sites, identified on the Policies map, lie within the urban edge and have been identified as having redevelopment potential either through the SLAA or as previous allocations in the draft 2011-2029 Local Plan. A number of them contain “unneighbourly” employment uses which are no longer considered compatible with their residential location. The sites are allocated for residential development in the Local Plan provided that development complies with the other policies of the Local Plan. Indicative dwellings numbers are provided for each site. Where a site is in existing employment or commercial use development proposals must demonstrate what provisions are to be made for the existing use to be accommodated or relocated:</p> <p>Bishopstoke:</p> <p>a) — Land adjacent to 86 Edward Avenue (10 dwellings)</p> <p>Chandler’s Ford:</p> <p>b) — Rear of shopping parade and 75-99 Hiltingbury Road (16 dwellings)</p> <p>c) — Common Road Industrial Estate (30 dwellings)</p> <p>Eastleigh:</p> <p>d) — Land at Toynbee Road (64 dwellings)</p> <p>e) — Eastleigh Police Station (49 dwellings)</p>	Effects identified in relation to Policy DM25 deleted from throughout the SA.

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p>Fair Oak: f) Land at Scotland Close (54 dwellings) Hound: g) Royal British Legion Club, Station Road (10 dwellings) West End: h) Dumbleton Copse / Pinewood Park, Kanes Hill (6 dwellings)</p>	
MM54	<p>Policy DM26, Creating a mix of housing</p> <p>Paragraph 5.121</p>	<p>a. Demonstrate how the proposal contributes to the overall mix of housing in the Housing Market Area, informed by the current need, current demand and existing housing stock (including approved developments) <u>considering the context and character of the site</u>;</p> <p>b. Where appropriate, demonstrate how the scheme contributes to the provision of properties suitable <u>for entry-level homes suitable for example, first time buyers (or equivalent, for those looking to rent), or for example downsizers, unless the need for such homes is already being met locally and those in need of lower cost housing</u>;</p> <p>5.122424 The Council has an aim of delivering a more diverse mix of housing and encouraging a mix of housing types, tenure and sizes through planning policies and partnership working. This will help meet the needs of people living in the borough now and in the future. <u>The provision of affordable housing as part of development proposals is addressed in policy DM28DM30 and should be considered alongside policies DM24DM26 and DM25DM27.</u></p>	<p>Update to SA scores recorded (SA objective 12: landscape and townscape and SA objective 13: cultural heritage).</p> <p>The modification requires developers of proposals for market residential and mixed-use schemes to demonstrate how that proposal considers the context and character of the site. This may help promote designs which better reflect the existing character of the area surrounding the site, with benefits in terms of landscape and the settings of nearby heritage assets. Therefore, minor positive effects should be recorded in relation to SA objective 12: landscape and townscape and SA objective 13: cultural heritage where negligible effects were previously recorded for the policy.</p>
MM55	<p>Policy DM28, Residential extensions and replacement dwellings in the countryside</p>	<p>2. Permission will not be given for: a. the extension of rural workers dwellings or replacement rural workers dwellings that exceed the original size; or the replacement of mobile homes with permanent dwellings.</p> <p>3. Residential institutions will be treated for the purposes of this policy in the same way as dwellings.</p> <p>4. <u>Proposals to extend or to replace rural workers dwellings will be considered under Policy DM27DM29.</u></p>	<p>None. The modification removes from the list of types of development which would not be given planning permission, reference to extensions of rural workers dwellings that exceed the original size of the property. However, the policy still aims to limit the potential urbanising impact of housing development on the rural character of the countryside but could support the delivery of a low number of dwellings at more rural locations. The mixed minor positive and minor negative effect recorded in the SA in relation to SA objective 1: housing for this policy is therefore still applicable.</p>
MM56	<p>Paragraph 5.129</p> <p>Policy DM29, Rural workers' dwellings, criterion vii. and new paragraph at end of policy</p>	<p>5.130429 Rural workers dwellings are modest dwellings meeting the essential need identified in the National Planning Policy Framework (NPPF) for rural workers to live at or near their place of work in the countryside. They are permitted only in very particular and exceptional circumstances as set out in policy DM27DM29 below. It is necessary to limit extensions to, and the size of any replacement of these to ensure that their value remains below that of market housing. This will help ensure that they continue to be available for rural workers.</p>	<p>No change to SA scores, but minor changes to justification.</p> <p>The modification amends the policy to ensure there is clarity about extensions and replacement dwellings. However, reference to ensuring that permission for development for rural workers is</p>

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p>To amend as follows: viii. the internal floor area of the dwelling does not exceed 120sq.m. m² unless special justification is provided in terms of the operation of the agricultural enterprise. Extensions to or replacement of a rural worker's dwelling will not be permitted. <u>3. Permission will not normally be given for extensions to or replacement of rural workers dwellings which result in the internal floor area exceeding 120sq.m., unless special justification is provided.</u></p>	<p>only granted in exceptional circumstances should be updated to include reference to where the development would result in the internal floor area exceeding 120sq.m.</p>
MM57	<p>Policy DM30, criterion a. i. and a. iii. Paragraph 5.131</p>	<p>i. sites of 0.33ha<u>0.5ha</u> or more and on sites with, or capable of accommodating, 14 <u>10</u> dwellings or more dwellings; or iii. it can be demonstrated that this proportion would have an unacceptable impact on the economic viability of the proposed scheme, and a reasonable lower proportion is justified by evidence and that the lower proportion proposed is not below that which would be viable.</p> <p>5.132434 There is a considerable need for affordable housing in the Borough, as demonstrated in the Affordable Housing Market Assessments (ORS 2017 & 2020). This policy seeks to ensure that new residential development includes provision for affordable housing and this provision meets the identified needs in the Borough.</p>	<p>No change to SA scores, but minor changes to justification.</p> <p>Modifications relating to the level of housing or site size at which affordable housing provision would be available is in line with national policy. Therefore, the significant positive effect identified in relation to SA objective 1: housing is still applicable. However, the SA justification should be amended to make reference to the requirement being applicable to sites 0.5ha or more and those capable of accommodating 10 dwellings or more; or a maximum combined gross floor space of more than 1,000 sq.m.</p>

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MM58	Policy DM31, Dwellings with higher access standards Paragraph 5.134	<p>Policy DM29DM31, Dwellings with higher access standards</p> <p><u>ia.</u> 100% of dwellings meet at least Part M4(1) standard (Visitable dwellings); including</p> <p><u>ii.</u> A target of 80% of dwellings on each site meet Part M4(2) standard (Accessible and adaptable dwellings)</p> <p>and for For major <u>new-build</u> development of 40 residential units and above, <u>ii.</u> should include: iii. At</p> <p>i. <u>at least 2 dwellings or 7% (if higher number) of all market housing meeting the Part M4(3)(2)(a) standard for wheelchair adaptable dwellings;</u></p> <p>ii. <u>at least 1 dwelling or 8% (if higher number) of all affordable housing meeting Part M4(3)(2)(b) standard for wheelchair accessible dwellings; and</u></p> <p><u>2. 100% of all specialist housing for older people and adults with disabilities meet the Part M4(3) standard (Wheelchair user dwellings).</u></p> <p>5.135434 "...The proposed approach requires <u>sets a target of 80% of properties to meet the Part M4(2) standards. For developments of 40 dwellings or more, part of this provision should be at the higher Part M4(3) access standard. This requirement applies to all tenures. In accordance with the Planning Practice Guidance, for affordable and social housing where the local authority is responsible for allocating or nominating a person to live in the dwelling, homes are required to meet the wheelchair accessible dwelling standard M4(3)(2)(b). Homes meeting this standard are suitable for wheelchair users on completion. Other new homes are required to meet the wheelchair adaptable standard M4(3)(2)(a). These homes can be easily adapted so they are suitable for a wheelchair user to live in in the future. Policy DM29DM31 sets a target for 80% of dwellings on each site to meet higher access standards. Part M4(2) and M4(3) standards both require step free access. For some schemes with flats above the ground floor, the inclusion of a lift to provide suitable access may make the scheme unviable. There may also be site specific reasons why a scheme cannot achieve step free access across the whole site. Where this can be demonstrated to the satisfaction of the Borough Council, the lower access standards in Part M4(1) would apply to these units and parts of the site."</u></p>	<p>Update to SA scores recorded (SA objective 1: housing and SA objective 2: community health).</p> <p>The modification amends the policy to be less stringent in its requirement for housing developments to meet Part M4(2) standard (Accessible and adaptable dwellings) of the building regulations. Therefore, the minor positive effects identified through the SA in relation to SA objective 1: housing and SA objective 2: community health for the policy should be amended to uncertain minor positive effect. This is to reflect the weakening of the policy in terms of its ability to ensure that enough homes are provided to meet the needs of those with mobility issues and the needs of wheelchair users.</p>
MM59	Paragraph 5.136	<p>5.137 436 UK research has concluded that internal space in new homes is often too small to make those dwellings fit for purpose. The RIBA research paper (The Case for Space: The Size of England's New Homes, September 2011) found that the average new home in England is only 92% of the recommended minimum size. The average three bedroom home was found to be 8m² short of the minimum floor area (recommended by the London Plan) for a two storey, three bedroom home for five residents.</p>	None.
MM60	Policy DM34, Protection of recreation and open space facilities, final paragraph	<p><u>"2...Development ancillary to the recreational use may be permitted on recreation sites provided that it does not <u>adversely</u> affect land forming part of, a playing pitch/court/green."</u></p>	None.

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MM61	<p>Policy DM35, Provision of recreation and open space facilities with new development, first paragraph (now proposed to be criterion 1.)</p> <p>Figure 8: Open space standards 2017</p> <p>Paragraph 5.149</p>	<p><u>1. All new residential development should should <u>shall</u> contribute to the achievement of...</u></p> <p>To insert new text in Figure 8 (rows from table with changes made shown only):</p> <table border="1" data-bbox="777 432 1976 886"> <tr> <td data-bbox="777 432 955 655">Play Areas for Children</td> <td data-bbox="967 432 1181 655">0.052ha per 1000 population (for sites with a <u>proposed net gain of 50 plus dwellings</u>)</td> <td data-bbox="1193 432 1578 655">All play areas for children should achieve 'very good' status</td> <td data-bbox="1590 432 1976 655">5 minute walking distance = 300m straight line 400m actual distance</td> </tr> <tr> <td data-bbox="777 663 955 886">Play Areas for Young People</td> <td data-bbox="967 663 1181 886">0.022ha per 1000 population (for sites with a <u>proposed net gain of 50 plus dwellings</u>)</td> <td data-bbox="1193 663 1578 886">All play areas for young people should achieve 'very good' status</td> <td data-bbox="1590 663 1976 886">15 minute walking distance = 900m straight line 1000m actual distance</td> </tr> </table> <p>5.150449 "...Details of the facilities required are set out in the Council's Infrastructure Delivery Plan. <u>Further details on the open space requirements expected from new development will also be set out in a future update to the Planning Obligations SPD.</u>"</p>	Play Areas for Children	0.052ha per 1000 population (for sites with a <u>proposed net gain of 50 plus dwellings</u>)	All play areas for children should achieve 'very good' status	5 minute walking distance = 300m straight line 400m actual distance	Play Areas for Young People	0.022ha per 1000 population (for sites with a <u>proposed net gain of 50 plus dwellings</u>)	All play areas for young people should achieve 'very good' status	15 minute walking distance = 900m straight line 1000m actual distance	None.
Play Areas for Children	0.052ha per 1000 population (for sites with a <u>proposed net gain of 50 plus dwellings</u>)	All play areas for children should achieve 'very good' status	5 minute walking distance = 300m straight line 400m actual distance								
Play Areas for Young People	0.022ha per 1000 population (for sites with a <u>proposed net gain of 50 plus dwellings</u>)	All play areas for young people should achieve 'very good' status	15 minute walking distance = 900m straight line 1000m actual distance								
MM62	To insert new inset map before and new paragraph 6.1.12 after policy Bi1	<p>Add new inset map, heading and supporting text following policy Bi1:</p> <p><u>South of Stokewood Surgery, Bishopstoke</u></p> 	None.								

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		<p><u>6.1.12 Stokewood surgery serves the residents of Bishopstoke and Fair Oak and Horton Heath. The Plan allocates sites for further housing development in this area, including the land to the West of Horton Heath for approximately 1,500 dwellings. The land to the south of Stokewood Surgery allows for its expansion to support the changing and growing needs for primary health care in the area. This land should be safeguarded for health care use unless it can be demonstrated that these needs have already been met elsewhere in the area.</u></p>	
MM63	Paragraph 6.1.20	<p>6.1.1820 ‘...There will be significant new development as part of the strategic development option to the north of Bishopstoke and Fair Oak (policies S5 and S6) <u>strategic allocation to the west of Horton Heath (policy HH1).</u> This <u>development will provide deliver a new local facilities for Horton Heath communities with its own identity to retain the distinct identities of existing settlements.</u>’</p>	None.
MM64	Policy FO1, West of Durley Road, Fair Oak	<p>Policy FO1, West of Durley Road, Fair Oak Horton Heath</p> <p>vif. The provision of pedestrian and cycle links both within the site and to connect the site with the surrounding area, including exploring connectivity through existing informal links between <u>settlement</u> gaps in the west boundary vegetation onto Newmarket Close and Fontwell Gardens;</p> <p>viig. To preserve water quality and flows into Ford Lake details of Sustainable Urban Drainage shall be provided in accordance with <u>policy DM6 as part of any application for three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline or full planning permission stage.</u></p> <p>xiii. <u>Provision of a connection to the sewerage system at the nearest point of connection as advised by Southern Water Occupation of the development is phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider.</u></p>	<p>No change to SA scores, but minor changes to justification.</p> <p>The appraisal of the site through SA objective 6.2 in the SA recognised that there is potential for development to result in decreased water quality in a watercourse to the south east of the site, which runs into Ford Lake. Therefore, an uncertain minor negative effect was identified without consideration for the policy text. This was amended to a negligible effect considering the mitigation contained in Policy FO1. Whilst there is no change to the SA scores, the justification should now reflect the requirement for occupation of the development to be phased to align with the delivery of any necessary wastewater network reinforcement. The SA justification should also be amended to refer to the requirement for development to be provided in accordance with policy DM6 which will help to preserve water quality.</p>
MM65	<p>Paragraph 6.1.32</p> <p>Preceding inset map and sub-heading</p> <p>Policy FO2, Land north of Mortimers Lane</p>	<p>6.1.32 An area of approximately 2.0ha of land north of Mortimers Lane is currently in agricultural use. The site is closely related to the urban edge of Fair Oak, with potential for vehicular access off Mortimers Lane. The development of the site has the potential to provide a modest, but useful, contribution to local housing needs.</p> <p>Land north of Mortimers Lane</p> <p>Policy FO2, Land north of Mortimers Lane</p> <p>An area of approximately 2ha of land north of Mortimers Lane, as defined on the policies map is allocated for residential development for approximately 30 dwellings provided that:-</p>	None. As the land north of Mortimers Lane had already been granted permission for development it was not included for appraisal through the SA. Paragraph relating to Policy FO2 to be deleted from SA.

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
	<p>Paragraph 6.1.33</p> <p>Paragraph 6.1.34</p>	<p>i. vehicular access to the site shall be from Mortimers Lane;</p> <p>ii. a connection shall be provided to the sewerage system at the nearest point of adequate capacity as advised by Southern Water; and</p> <p>iii. contributions are made towards the enhancement of education, community and medical facilities that serve this area; and</p> <p>iv. a site level Habitats Regulation Assessment is required to demonstrate how this site will be delivered without adverse effect on any European site.</p> <p>6.1.33 A site level Habitats Regulations Assessment will be required to demonstrate the detail of how this site will be delivered without adverse effect on any European site. Particular reference should be made to the findings of the Habitats Regulation Assessment of the Local Plan with regards to the River Itchen Special Area of Conservation and the avoidance and mitigation measures identified. These include:</p> <p>a. careful design of new development, informing new residents and commitment to monitoring with regard to risk introducing invasive non-native species</p> <p>b. adherence to a Construction Environmental Management Plan and utilisation of standard pollution control guidance with regard to impacts on water quality; and</p> <p>c. avoidance measures with regard to disturbance of otters and protection of watercourses to preserve the otter movement network.</p> <p>6.1.34 There is also potential for previously unidentified archaeology of prehistoric and Roman date. Any planning application should include an assessment of the potential for previously unidentified archaeological sites and the impact of the proposed development upon these in accordance with policy DM12.</p>	
MM66	<p>Policy FO3, East of Allington Lane</p> <p>Paragraph 6.1.35</p>	<p><u>1. An area of approximately 14.5 ha of land on the eastern side of Allington Lane, as defined by on the policies map, is allocated for development to include approximately <u>119</u> 38 dwellings intermediate of The King's School and Allington Lane.</u></p> <p><u>viig. Provision and implementation of a great crested newt (GCN) strategy to provide a connected ecological network on site including:</u></p> <p><u>ey. the dedication of land, within Quobleigh Pond and woods SINC, to public ownership together with a specification of great crested newt and woodland enhancements and the removal of invasive <u>invasive</u> non-native species to be undertaken at the developer's expense prior to dedication and a commuted sum for future management and maintenance of Sites of Importance for Nature Conservation.</u></p> <p><u>viih. To preserve water quality and flows into The Lower Itchen details of Sustainable Urban Drainage shall be provided in accordance with <u>policy DM6 as part of any application for three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline or full planning permission</u>; stage.</u></p>	<p>No change to SA scores, but minor changes to justification.</p> <p>The appraisal of the site already recorded a significant positive effect in relation to SA objective 1.1 and this will still be applicable considering the larger number of homes to be delivered. The appraisal of the site through SA objective 6.2 in the SA recognised that there is potential for development to result in decreased water quality in the Lower Itchen. Therefore, an uncertain minor negative effect was identified without consideration for the policy text. This was amended to a negligible effect considering the mitigation contained in Policy FO3. Whilst there is no change to the SA scores, the SA justification should now reflect the requirement of the policy</p>

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		<p>xik. Ensuring an acceptable noise environment for new homes through appropriate siting of development and the provision of suitable noise mitigation measures, in light of The King's School; and</p> <p>xiii. <u>Provision of a connection to the sewerage system at the nearest point of connection as advised by Southern Water. Occupation of the development is phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider, and layout is planned to ensure future access to existing utilities infrastructure for maintenance and upsizing purposes.</u></p> <p>6.1.2835 An area of approximately 14.5 ha of land to the eastern side of Allington Lane is currently comprised of The King's School, Rockford House, Fair Oak Lodge, Quobleigh Woods Site of Importance for Nature Conservation (SINC) and other undeveloped land. Land to the north, west and south <u>and west</u> has been granted planning permission (intermediate of Allington Lane) has an associated application for residential development and Land at Fir Tree farm to the south has permission for residential development. The site and intermediate land is served by an existing vehicular access from Allington Lane. The site is flat and generally enclosed by mature vegetation on all boundaries, in addition to mature vegetation within the site. The site is covered by a blanket Tree Preservation Order. The site as a whole is likely to be able to accommodate approximately 119.38 <u>119.38</u> including those already permitted and the need to ensure safeguarding of the ecological interest of parts of the site dwelling intermediate of The King's School and Allington Lane with ecological enhancements proposed on the remainder of the site.</p>	<p>for occupation of the development to be phased to align with the delivery of any necessary wastewater network reinforcement. The SA justification should also be amended to refer to requirement for development to be provided in accordance with policy DM6, which will help to preserve water quality.</p>
MM67	Policy FO4, Lechlade, Burnetts Lane, Fair Oak	<p>Policy FO3FO4, Lechlade, Burnetts Lane, <u>Fair Oak Horton Heath</u></p> <p>vif. To preserve water quality and flows into The Lower Itchen details of Sustainable Urban Drainage <u>shall be provided in accordance with policy DM6 as part of any application for three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline or full planning permission stage;</u></p> <p>viiq. Ensure avoidance or mitigation of direct and indirect adverse impacts on habitats or species protected by legislation or identified as of principal importance within the NERC Act 2006 S41 lists and that there is a net gain in biodiversity; and</p> <p>viiih. Maintaining, reinforcing and buffering existing boundary hedgerows, tree belts and woodland. Including those trees protected by a Tree Preservation Order; <u>and</u></p> <p><u>i.</u> Occupation of the development is phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider.</p>	<p>No change to SA scores, but minor changes to justification.</p> <p>The appraisal of the site through SA objective 6.2 in the SA recognised that there is potential for development to result in decreased water quality in the Lower Itchen. Therefore, an uncertain minor negative effect was identified without consideration for the policy text. This was amended to a negligible effect considering the mitigation contained in Policy FO4. Whilst there is no change to the SA scores, the SA justification should now reflect the requirement of the policy for occupation of the development to be phased to align with the delivery of any necessary wastewater network reinforcement. The SA justification should also be amended to refer to requirement for development to be provided in accordance with policy DM6 which will help to preserve water quality.</p>

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (<u>underlined</u>) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
			The policy number and name should also be considered updated throughout.
MM68	<p>Preceding sub-heading and inset map for Policy FO5</p> <p>Paragraph 6.1.37</p> <p>Policy FO5, Land East of Knowle Lane</p>	<p>Land East of Knowle Lane</p> <p>6.1.37 This land on the east side of Knowle Lane was previously a licensed sand quarry. This use has now ceased and the land has been restored. The remainder of the site has been used as a transport and storage depot. The land slopes down from north to south and the site boundaries contain various mature and semi-mature trees. A residential development is under construction to the north, with industrial development to the south and a golf course to the east. Planning permission was granted in January 2018 for 34 dwellings and four office buildings on the site. The site currently shares a vehicular access with the industrial development to the south. A separate access to a residential development would be required together with measures to mitigate noise and disturbance from the existing industrial uses.</p> <p>An area of 0.9 hectares on the east side of Knowle Lane is allocated for residential development of approximately 30 dwellings. Planning permission will be granted provided that detailed proposals accord with the development plan and meet the following specific development requirements:</p> <p>i. a new vehicular and pedestrian access is provided from Knowle Lane;</p> <p>ii. a buffer is provided to protect future residents from industrial noise sources to the south of the site;</p> <p>iii. the development incorporates measures to safeguard the Sites of Importance for Nature Conservation (SINC);</p> <p>iv. evidence is provided that the site is not contaminated;</p> <p>v. improvements for pedestrians in the vicinity of the site in Knowle Lane are carried out; and important trees on the site boundaries are protected or if necessary replaced.</p>	Effects identified in relation to site only and site with policy (FO5) deleted from throughout the SA.
MM69	<p>Preceding sub-heading and inset map for Policy FO6</p> <p>Paragraph 6.1.38</p> <p>Policy FO6, Foxholes Farm, Fair Oak</p>	<p>6.1.38 An area of approximately 1ha to the west of Horton Heath, south of Fir Tree Lane is allocated for housing development of approximately 45 dwellings. The land comprises Foxholes Farmhouse and associated buildings and curtilage and a paddock fronting Fir Tree Lane. To the east of the site is an area of informal open space owned by the borough council which should be retained and enhanced. Land to the north, west and south is in receipt of a council resolution to grant outline permission for up to 950 dwellings and associated development and infrastructure (Land west and south of Horton Heath). The site is adjacent to the planned local centre for the adjacent development and so is allocated for residential development of approximately 45 dwellings. For this reason, this development should not come forward in isolation but should be planned and brought forward in association with the adjacent development.</p> <p>An area of approximately 1ha to the west of Horton Heath, as defined on the policies map, is allocated for development to include approximately 45 dwellings. Planning permission will be</p>	Assessment of and reference to Policy FO6 deleted throughout the SA. However, the site-only assessment of Foxholes Farm Fir Tree Lane in Appendix 8 of the June 2018 SA Report should be retained.

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined> and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p>granted provided that the detailed proposals comply with the development plan, and comply with an approved masterplan for the adjacent Land west and south of Horton Heath site which addresses the following specific requirements:-</p> <ul style="list-style-type: none"> i. A range of housing types, sizes and tenure; ii. The provision of vehicular access from Fir Tree Lane; iii. The provision of contributions to, or delivery of, off-site highway improvements considered necessary to serve the development; iv. The provision of pedestrian and cycle links both within the site and to connect the site with the surrounding area and development permitted on adjacent sites, including the provision of access to the adjacent public open space adjacent to the east of the site; v. To preserve water quality and flows details of Sustainable Urban Drainage with three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline stage; vi. Ensure avoidance or mitigation of direct and indirect adverse impacts on habitats or species protected by legislation or identified as of principal importance within the NERC Act 2006 S41 lists and that there is a net gain in biodiversity; vii. The provision of a good quality landscape setting for the development (including buffer planting on the Fir Tree Lane frontage) and maintaining and reinforcing existing boundary hedgerows, compatible with planned adjoining uses; viii. Ensuring an acceptable noise environment for new homes through appropriate siting of development and the provision of suitable noise mitigation measures, in light of the agricultural uses to the south east; and ix. Provision of a connection to the sewerage system at the nearest point of connection as advised by Southern Water. 	
MM70	<p>Preceding sub-headings</p> <p>Paragraph 6.1.39</p> <p>Policy FO7, Land at Costalot Stables, Blind Lane, Horton Heath</p>	<p>Travelling Communities</p> <p>Land at Costalot Stables, Blind Lane, Horton Heath</p> <p>6.1.39 Costalot Stables is located on the north-western side of Blind Lane, to the south of Horton Heath. The site already has the benefit of a planning permission for a travelling communities pitch, granted on appeal in 2011 but the condition related to the relocation of an existing caravan within the site, closer to the northern boundary has not been complied with. If the condition is complied with on the existing permission prior to its expiry, no further action is required. The site is of irregular shape, with mature planting defining its south-eastern and western boundaries. The topography of the area around the site is relatively flat.</p>	<p>Effects identified in relation to Policy FO7 deleted from throughout the SA.</p>

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		<p>Policy FO7, Land at Costalot Stables, Blind Lane, Horton Heath</p> <p>Land at Costalot Stables is allocated for 1 pitch subject to the provisions of policy DM33 and the following site specific requirements:</p> <p>i) That the existing caravan within the site is moved to a new location along the northern site boundary in accordance with the plans approved on appeal</p>	
MM71	<p>Preceding sub-headings</p> <p>Paragraph 6.1.40</p> <p>Policy FO8, Hammerley Farm, Anson Road, Horton Heath</p> <p>Paragraph 6.1.41</p> <p>Paragraph 6.1.42</p>	<p>Employment</p> <p>Hammerley Farm, Horton Heath</p> <p>6.1.40 A site has been identified at Hammerley Farm (including the existing Hammerley Enterprise Park) where there is already some employment development that could be revitalised and extended. This site would provide some additional small scale employment for Horton Heath. The policy limits the type of employment to uses that will not affect the amenities of nearby houses. The site adjoins Saxon Court Cottage and The Cottage which together comprise a Grade II listed building known as Saxon Court.</p> <p>Policy FO8, Hammerley Farm, Anson Road, Horton Heath</p> <p>An area of approximately 1.1 hectares of land at Hammerley Farm, Anson Road as defined on the policies map is allocated for employment use subject to the following conditions:</p> <p>i. the site is developed for employment in use classes B1b, B1c and B2 provided these do not adversely affect the amenities of nearby dwellings;</p> <p>ii. access shall continue to be off Anson Road;</p> <p>iii. a comprehensive scheme is proposed for the whole site to include removal of derelict structures and an enhanced layout of development;</p> <p>iv. the site is designed and landscaped to a high standard compatible with its location bordering the countryside and residential areas; and</p> <p>v. the development conserves or enhances the setting of neighbouring Saxon Court; and.</p> <p>i. a site level Habitats Regulation Assessment is required to demonstrate how this site will be delivered without adverse effect on any European site.</p> <p>6.1.41 A site level Habitats Regulations Assessment will be required to demonstrate the detail of how this site will be delivered without adverse effect on any European site. Particular reference should be made to the findings of the Habitats Regulation Assessment of the Local Plan with regards to</p>	<p>Effects identified in relation to Policy FO8 deleted from throughout the SA.</p>

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		<p>the River Itchen Special Area of Conservation and the avoidance and mitigation measures identified. These include:</p> <p>a. careful design of new development, informing new residents and commitment to monitoring with regard to risk introducing invasive non-native species</p> <p>b. adherence to a Construction Environmental Management Plan and utilisation of standard pollution control guidance with regard to impacts on water quality; and</p> <p>c. avoidance measures with regard to disturbance of otters and protection of watercourses to preserve the otter movement network.</p> <p>6.1.42 There is also potential for previously unidentified archaeology of prehistoric and Roman date. Any planning application should include an assessment of the potential for previously unidentified archaeological sites and the impact of the proposed development upon these in accordance with policy DM12.</p>	
MM72	Policy FO9, Junction improvements, Fair Oak	<p>Policy <u>FO4</u>FO9, Junction Improvements, Fair Oak <u>and Horton Heath</u></p> <p>(change to also apply to the policy title in the “List of proposed policies” included as part of the Appendices)</p>	No changes to SA scoring or justification, although policy number and name should be amended.
MM73	<p>Preceding sub-headings</p> <p>Inset map</p> <p>New policy HH1, Land west of Horton Heath</p> <p>New supporting text paragraphs</p>	<p><u>Strategic development site</u></p> <p><u>Land west of Horton Heath</u></p>	<p>This new policy has been subject to SA, and is reported on in Chapter 3 of this SA Addendum.</p> <p>Policy DM24 which identified the sites 28 and 39, set out that these allocated sites have already received planning permission or a current Council resolution to permit residential development. Therefore, negligible effects in relation to all of the SA objectives were identified.</p> <p>Foxholes Farm Fir Tree Lane, previously allocated by Policy FO6 has permission for demolition of existing structures. A site-only assessment of Foxholes Farm Fir Tree Lane, previously designated by Policy FO6, is included in Appendix 8 of the June 2018 SA Report. The new policy (HH1) focuses more on specifying requirements of the development to come forward and what it should provide, therefore the appraisal of the new policy has focused on the requirements of the policy itself, rather than the effects as a result of the geographic location of development (as this has largely been approved already).</p>

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		<p data-bbox="697 1304 908 1331">© Crown copyright and database rights (2020) Ordnance Survey (LA100019622)</p> <p data-bbox="724 1436 1279 1472"><u>Policy HH1, Land west of Horton Heath</u></p> <p data-bbox="724 1501 2089 1738"><u>1. An area of approximately 125 hectares of land to the west of Horton Heath, east of Allington Lane and north of the railway line as defined on the Policies Map is allocated as a strategic location for development to include approximately 1,500 dwellings, 6ha of employment land, open space, retail and community facilities including a primary school and a new link road to Bubb Lane. Development will be subject to the approval by the Borough Council of a set design principles and a high-level design code including a masterplan which addresses the following requirements:</u></p> <p data-bbox="724 1776 1941 1873"><u>a. the provision of a new road link between Bubb Lane and the Chalcroft Business Park entrance on Burnetts Lane, as indicated on the policies map, built to a standard capable of taking the HGV traffic generated by the Chalcroft Business</u></p>	

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		<p><u>Park and the proposed new employment site, and incorporating roundabout junctions on Burnett’s Lane and Bubb Lane. The link road will continue north from Burnetts Lane through the development to Allington Lane. The first phase from Bubb Lane to Burnetts Lane will be built prior to the occupation of the first dwelling;</u></p> <p>b. <u>the provision of approximately 1,500 dwellings of a variety of sizes and tenures including provision to meet affordable and specific housing needs of groups within the local community in the form of a defined new neighbourhood or neighbourhoods to the west of Horton Heath;</u></p> <p>c. <u>the provision of approximately 6ha (24,000 sq.m) of employment land, to accommodate employment in use classes B2, B8 and/or E(q)(ii)/(iii), having regard also to the possibility of a shared access with the Chalcroft Business Park. In accordance with the sequential approach, major office development (greater than 1,000 sq.m gross) will only be supported if there are no suitable, available or viable alternative sites available in either Eastleigh town centre, the wider Eastleigh urban renaissance quarter, at Eastleigh River Side, (Southampton Airport) or in district and local centres.</u></p> <p>d. <u>the provision of a new three-form-entry primary school and associated facilities;</u></p> <p>e. <u>the provision of community facilities to serve the new development and the existing settlement of Horton Heath, to include a new local centre, a new community building/hall, early years provision and local health facilities;</u></p> <p>f. <u>a layout of residential development designed to maximise opportunities to create links to, and to integrate with the existing settlement of Horton Heath;</u></p> <p>g. <u>a layout of development within and around the Chalcroft Farm complex and Firtree Farmhouse that retains and enhances the heritage and architectural value of buildings and landscape features and does not prejudice the delivery of a transport link through to Allington Lane;</u></p> <p>h. <u>the provision of vehicular access to the residential parts of the site from Burnetts Lane, Allington Lane, Fir Tree Lane and Anson Road;</u></p> <p>i. <u>the provision of footpath, cycle and bridle routes through the site and that link the new developments with the wider existing and proposed footpath and cycleway networks, including those within Horton Heath, and a contribution towards the implementation of the proposed strategic footpath / cycleway route alongside the railway linking Hedge End to Eastleigh (see strategic policy S12eS13v);</u></p> <p>j. <u>the provision of public open space, sports pitch provision and green infrastructure on site to provide a setting for the development and to meet the needs of the new and existing communities and related facilities with long term maintenance arrangements. Open space</u></p>	

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		<p><u>north of Fir Tree Lane shall be managed primarily for nature conservation interest and shall not be used for playing fields;</u></p> <p>k. <u>ensuring no adverse impacts on adjacent Sites of Importance for Nature Conservation, with the provision of appropriate buffers in the region of 50m for ancient woodland and 20m for other SINCDesignations;</u></p> <p>l. <u>the provision of a comprehensive landscape framework for the site that includes measures to ensure that there is no damage to, and enhancement of the Sites of Importance for Nature Conservation, and that retains as many as possible of the existing mature trees and hedgerows within the site, enhances biodiversity interest including that of the watercourses running through the site and provides a linked network of open spaces and green routes; and</u></p> <p>m. <u>To preserve water quality and flows details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for outline or full planning permission.</u></p> <p>n. <u>Occupation of the development shall be phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider.</u></p> <p>6.1.38 <u>100 hectare site to the west of Horton Heath was allocated in Policy WE1 of the non-adopted 2011-2029 Eastleigh Borough Local Plan as a strategic location for development to include up to 950 dwellings, 6ha of new employment provision, open space and associated facilities including a new village centre, community building, 8FE primary school, 3FE primary school and provision of a new road linking Bubb Lane to Allington Lane.</u></p> <p>6.1.39 <u>The development would provide the community facilities, including a new primary school, that were acknowledged to be lacking in the area, particularly in Horton Heath village. The purpose of the new road link was to enable the intensification of the existing employment uses at Chalcroft Business Park and the development of more employment uses in this location. Government funding towards the cost of delivering the link road has been secured. Accordingly it should be provided at an early stage in the implementation of the development.</u></p> <p>6.1.40 <u>Outline planning permission for the development was granted in December 2017. However, a new proposed secondary school is currently being brought forward by Hampshire County Council as part of the delivery of its site West of Woodhouse Lane allocated at policy HE1 of the local plan and is no longer required West of Horton Heath.</u></p> <p>6.1.41 <u>Outline planning permission was also granted in November 2017 for 450 dwellings on a 28 hectare site adjacent to the west of the WE1 site at Fir Tree Farm. The combination of the two developments now forms a single site of c125ha and provides the opportunity for the creation of a new road link between Bubb Lane and Allington Lane.</u></p> <p>6.1.42 <u>The site now also includes the Foxholes Farm site which was previously allocated for the development of 45 dwellings in the draft version of the 2016-2036 Eastleigh Borough Local Plan.</u></p>	

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		<p>6.1.43 <u>The Borough Council has purchased all three of these sites and is working with a ‘master-developer’ partner to bring forward a comprehensive development of the whole area identified on the policies map. The areas shown in white are excluded from the allocation and are to remain in private ownership and use. The central area shown as countryside is currently in use as a solar farm which has a temporary planning permission until 31st December 2037.</u></p> <p>6.1.44 <u>Previously, approximately half of the site lay within each of the administrative areas of Fair Oak & Horton Heath Parish in the north and West End Parish in the south. A boundary review has now put the whole site within Fair Oak & Horton Heath parish.</u></p> <p>6.1.45 <u>Given the unique history to the evolution of this site and the Council’s involvement in its delivery it is considered necessary to include a policy in the local plan to guide the future comprehensive development of this area which is likely to result in amendments to the individual currently consented schemes and a combined single development site west of Horton Heath.</u></p> <p>6.1.46 <u>Policy HH1 aims to provide that guidance. It is based on the previous Local Plan policy updated to reflect the permitted schemes and emerging master-planning of the whole area. The policy establishes the key principles and requirements for the development although the precise detail is likely to change as master-planning continues to evolve over the coming months. The dwelling figure of approximately 1,500 dwellings is consistent with the Local Plan’s borough wide transport and environmental evidence. Any increase in dwellings will need to be justified on its merits.</u></p> <p>6.1.47 <u>In combination with other developments proposed, development on this site is likely to have significant impacts on a number of local roads (local plan Transport Assessment) and the developers will be required to contribute towards measures to address these. The development is contingent on the provision of a new road link between Allington Lane and Bubb Lane.</u></p> <p>6.1.48 <u>There are few existing links between the development site and Horton Heath village, and it will be important to take steps to integrate the new and existing developed areas, in particular though footpath and cycleway routes, and the careful location of new community facilities so that these are also accessible to the existing community. The new primary school should be designed and located to meet the needs of the existing as well as the new community.</u></p> <p>6.1.49 <u>Footpath and cycle routes should be designed to link with existing routes and to assist with the implementation of proposed routes as set out in this Local Plan. It will be important to ensure that these provide strong links across the area of open space between the Chalcroft Farm complex and the remainder of Horton Heath, and that they also link to public transport facilities, in particular Hedge End station.</u></p> <p>6.1.50 <u>The proposals include more public open space than the minimum required under policy DM33DM35, because of measures to enhance biodiversity particularly along the watercourses and adjoining the Quobleigh Ponds and Wyvern Copse SINC’s. The policy proposes appropriate buffers to protect ancient woodland and the SINC’s and specifies that these should be in the region of 50m for ancient woodland and 20m for the SINC’s. These are based on the council’s</u></p>	

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		<p><u>initial assessment and early advice from Natural England. The precise form and extent of buffers will be determined through more detailed site assessments and discussions with Natural England and others through the planning application process.</u></p> <p>6.1.51 <u>The plan-level Habitats Regulations Assessment has determined that this site is capable of being delivered without adverse effect on any European site. To ensure this, a site level Habitats Regulations Assessment will be required to demonstrate how this site will be delivered without adverse effect on any European site, with particular reference to the River Itchen SAC through impact on water quality, otters, disturbance and the introduction of invasive non-native species. Through impacts on the hydrological regime there may also be potential for an impact on the Solent and Southampton Water SPA. It is likely to be possible to mitigate these effects by means of sustainable drainage systems integrated with the landscape framework and the measures to enhance biodiversity. Advice on the provision of water supply and foul drainage should be sought from Southern Water. The site level Habitats Regulations Assessment will also need to address any effects on the Solent and New Forest designations.</u></p> <p>6.1.52 <u>Any planning application should also include an assessment of the potential for previously unidentified archaeological sites and the impact of the proposed development upon these in accordance with policy DM12.</u></p>	
MM74	Policy BU1, Land north of Providence Hill	<p>ivd. To preserve water quality and flows into the unnamed watercourse to the north of the site details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline or full planning permission; stage.</p> <p>vif. the development provides a high quality landscaped setting which preserves or enhances the special interest, character and appearance of the adjoining Bursledon Windmill Conservation Area and safeguards the setting of the listed windmill; and</p> <p>viig. a new vehicular and pedestrian access is provided from Providence Hill- and;</p> <p><u>h. Occupation of the development is phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider.</u></p>	<p>No change to SA scores but minor change to justification.</p> <p>The appraisal of the site through SA objective 6.2 in the SA recognised that there is potential for development to result in adverse impacts in relation to air quality at the AQMA at Hamble Lane as well as decreased water quality. Therefore, an uncertain significant negative effect was identified without consideration for the policy text. This was amended to an uncertain minor negative considering the mitigation contained in Policy BU1. Whilst there is no change to the SA scores, the SA justification should now reflect the requirement of the policy for occupation of the development to be phased to align with the delivery of any necessary wastewater network reinforcement. The SA justification should also be amended to refer to requirement for development to be provided in accordance with policy DM6 which will help to preserve water quality. There is still potential for adverse impacts relating to air quality within the AQMA which accounts for the</p>

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
			uncertain minor negative recorded in relation to SA objective 6.2.
MM75	Policy BU2, Heath House Farm	<p>viii. A trapping and tracking survey within Piland’s Pylands Copse SINC to assess Bechstein bat presence/absence and how they are using the area. A mitigation plan will be prepared if Bechstein’s are present, including extensive dark corridors adjacent to the woodland and along any flight lines being accessed by the bats, and a lighting strategy to ensure the food species of the bats are not attracted by the development lighting <u>and adequate habitat that will support the Bechstein’s food source (e.g. grassland habitats)</u>. Further mitigation may be required;</p> <p>ixi. To preserve water quality and flows into the Hoe Moor stream details of Sustainable Urban Drainage <u>shall be provided in accordance with policy DM6 as part of any application for</u> three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline or full planning permission stage;</p> <p>xivn. Provision of a connection to the sewerage system at the nearest point of connection as advised by Southern Water <u>Occupation of the development is phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider.</u></p>	<p>No change to SA scores, but minor changes to justification.</p> <p>The appraisal of the site through SA objective 6.2 in the SA recognised that there is potential for development to result in decreased water quality in the Hoe Moor Stream. Therefore, an uncertain minor negative effect was identified without consideration for the policy text. This was amended to negligible considering the mitigation contained in Policy BU2. Whilst there is no change to the SA scores, the SA justification should now reflect the requirement of the policy for occupation of the development to be phased to align with the delivery of any necessary wastewater network reinforcement. The SA justification should also be amended to refer to requirement for development to be provided in accordance with policy DM6 which will help to preserve water quality.</p> <p>Further clarification is provided through the modification in relation to the approach to mitigation for Bechstein bats. The requirement for mitigation was already reflected in the effect recorded for Policy BU2 in relation to SA objective 10.2, given that the site was appraised as having potential for a minor negative effect without consideration for the policy text, with amendment to a negligible effect with consideration for the policy text. The amended effect is reflective of the requirement for assessment of the potential for presence of Bechsteins bats and enactment of a mitigation plan if they are.</p>
MM76	Policy BU3, Land lying south east of Windmill Lane	<p>eiii. details of Sustainable Urban Drainage <u>shall be provided in accordance with policy DM6 as part of any application for</u> three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline or full planning permission; <u>stage</u></p> <p>diy. details of protection for the headwaters within Windmill Woods SINC;</p>	<p>No change to SA scores, but minor changes to justification.</p> <p>The appraisal of the site through SA objective 6.2 in the SA recognised that there is potential for development to result in adverse impacts in relation to air quality at the AQMA at Hamble</p>

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p>ve. the development provides a high quality landscaped setting which preserves or enhances the <u>special interest</u>, character and appearance of the adjoining Bursledon Windmill Conservation Area and safeguards the setting of the listed windmill;</p> <p>vii.g. evidence is provided that the site is not contaminated. and;</p> <p><u>h. occupation of the development is phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider.</u></p>	<p>Lane as well as decreased water quality. Therefore, an uncertain significant negative effect was identified without consideration for the policy text. This was amended to an uncertain minor negative considering the mitigation contained in Policy BU3. Whilst there is no change to the SA scores, the SA justification should now reflect the requirement of the policy for occupation of the development to be phased to align with the delivery of any necessary wastewater network reinforcement. The SA justification should also be amended to refer to requirement for development to be provided in accordance with policy DM6 which will help to preserve water quality. There is still potential for adverse impacts relating to air quality within the AQMA which accounts for the uncertain minor negative recorded in relation to SA objective 6.2.</p>
MM77	Inset map for policy BU4	Add in inset map after heading 'Tansfield Stud':	None.

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined> and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
			
MM78	Inset map for policy BU5	Add in inset map after heading 'Land at Heath Green, Heath House Lane, Hedge End':	None.

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined> and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
			
MM79	<p>Sub heading for policy BU6, Land adjacent to Woodleigh, Windmill Lane, Bursledon</p> <p>Paragraph 6.2.24</p> <p>Policy BU6, Land adjacent to Woodleigh, Windmill Lane, Bursledon</p>	<p>Land at Woodleigh (Oakdene), Windmill Lane, Bursledon</p> <p>6.2.24 On the south-eastern side of Windmill Lane, and immediately adjacent to the M27 motorway, are two authorised pitches for travelling communities use. Between these two pitches and a vehicular access to the west is a further parcel of land which has also been laid out as a travelling community pitch but does not have the benefit of planning permission. The site is well enclosed on its boundaries would appear to be suitable for permission as a travelling communities pitch.</p> <p>Land adjacent to Woodleigh, Windmill Lane, Bursledon is allocated for 1 Gypsy and Traveller pitch subject to the provisions of policy DM33.</p>	<p>None. As the land adjacent to Woodleigh, Windmill Lane, Bursledon had already been granted permission for development it was not included for appraisal through the SA. Paragraph relating to Policy BU6 deleted from SA.</p>

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
MM80	<p>Paragraph 6.2.32</p> <p>Inset map for Policy BU7</p> <p>Policy BU7, Riverside Boatyard, Blundell Lane, Bursledon</p>	<p>6.2.3032 There has been a long identified need for a high quality hotel to be provided within the Hamble Peninsula. The sites adjoining of the Riverside Boatyard and the adjoining site to the north of Blundell Lane may have potential to accommodate <u>hotel</u> such a use. The site is also suitable for other holiday accommodation occupied for holiday purposes only, excluding permanent caravans occupied as a sole or main residence and second homes. They are on the shore of the River Hamble, immediately adjacent to coastal saltmarsh associated with the Solent Maritime Special Area of Conservation (SAC) and part of the site is already in use as a marina.</p> <p>To add in inset map and amend policy title as follows:</p> <p>Riverside Boatyard, Blundell Lane, Bursledon</p>  <p>Policy BU6BU7, Riverside Boatyard, Blundell Lane, Bursledon (Special Policy Area)</p> <p><u>1. An area Approximately 0.7 hectares of land off Blundell Lane at adjoining the Riverside Boatyard and the adjoining site to the north of Blundell Lane, as defined on the policies map, (in addition to the designated boatyard) is allocated for a marina, hotel, a range of other holiday</u></p>	<p>Update to SA scores recorded (SA objective 13: cultural heritage).</p> <p>The modification relates mostly to clarifications regarding the site location and policy implementation. The policy has also been strengthened in terms of the protection afforded to the historic environment, most notably the special interest, character and appearance of the adjacent Old Bursledon Conservation Area. However, recognition of the potential archaeological importance of the site, which contains the possible remains of a medieval settlement is not addressed in the policy. The policy requires development to afford additional protection to the Old Bursledon Conservation Area. The negative effect recorded through the SA in relation to SA objective 13: cultural heritage should therefore be amended to a mixed minor positive and minor negative effect.</p>

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p>accommodation and car parking/boat storage the expansion of the boatyard and/or a hotel or other holiday accommodation. Planning permission will be granted provided that the detailed proposals comply with the development plan, and <u>Any application for planning permission on this site must be accompanied by a</u> comply with an approved masterplan for the whole site which addresses the following specific requirements:-</p> <p>ia. The Any hotel shall or other holiday accommodation conserves or enhances the special interest, character and appearance of the adjacent Old Bursledon Conservation Area shall be of an outstanding design commensurate with its location close to or within the Old Bursledon Conservation Area and fronting the River Hamble;</p> <p>i. The public footpath through the site is retained and enhanced;</p> <p>ii. The site retains the marina;</p> <p>e. Provision of SuDS, with three forms of naturalised filtration to preserve hydrological flows, the balance between fresh and salt water impacts and water quality of the Solent Maritime SAC and supporting SINC habitat adjacent to the site. Any SuDS must ensure that the water feed remains constant to the headwaters and the SINC and SAC and maintains the existing routes;</p> <p>f. Details of buffering required to protect the headwater system and associated waterway;</p> <p>g. Details of green infrastructure including a buffer of at least 100m of naturalised habitat between the SINC and any development, All species used within the landscaping must be indigenous and reflect the species present within the surrounding natural habitat;</p> <p>h. A habitat creation, restoration, management and monitoring plan of all natural habitats within the site, the SINC and the adjoining 500m of the SAC;</p> <p><u>2. The applicant will also be required to provide:</u></p> <p>ia. A contribution to the Solent Recreation Mitigation Partnership for in-combination recreational impacts with further mitigation if recreational impact alone is found within the HRA-;</p> <p>ixb. A management plan for uses currently affecting the water frontage as agreed with the local planning authority, in order to improve the relationship of the site to the River Hamble and sites designated as being of nature conservation value;</p> <p>h. Provision of SUDS, with three forms of naturalised filtration to preserve hydrological</p>	

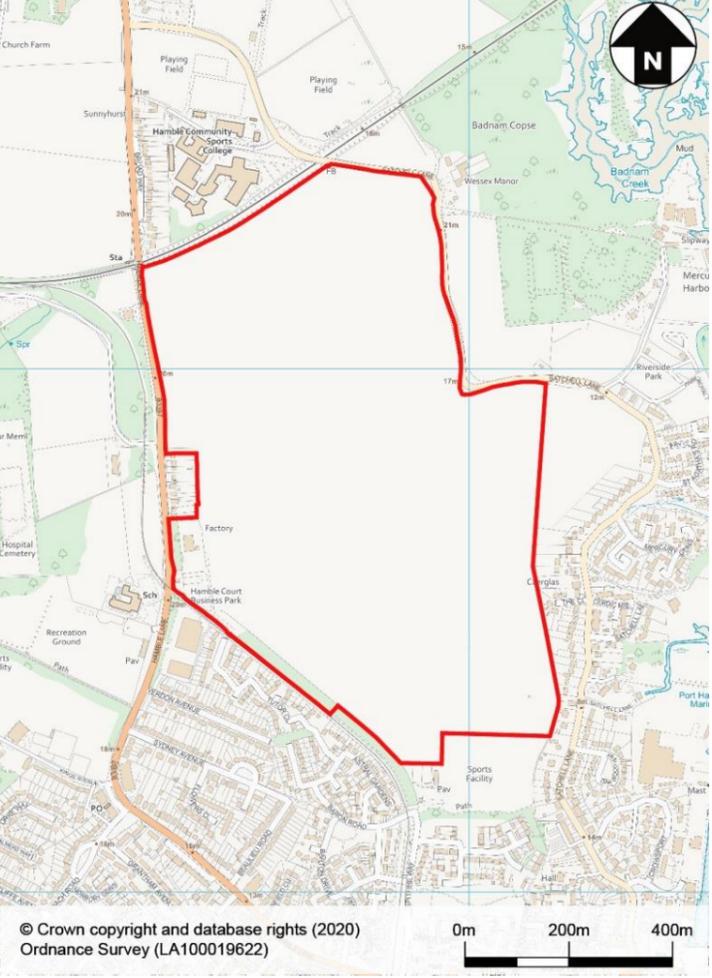
MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p>flows, the balance between fresh and salt water impacts and water quality of the Solent Maritime SAC and supporting SINC habitat adjacent to the site. Any Suds must ensure that the water feed remains constant to the headwaters and the SINC and SAC and maintains the existing routes;</p> <p>i. Details of buffering required to protect the headwater system and associated waterway;</p> <p>j. Details of a Green Infrastructure including a buffer of at least 100m of naturalised habitat between the SINC and any development, All species used within the landscaping must be indigenous and reflect the species present within the surrounding natural habitat;</p> <p>k. A habitat creation, restoration, management and monitoring plan of all natural habitats within the site, the SINC and the adjoining 500m of the SAC.</p> <p>l. A contribution to the Solent Recreation Mitigation Partnership for in-combination recreational impacts with further mitigation if recreational impact alone is found within the HRA.</p> <p>ix. A management plan for uses currently affecting the water frontage is agreed with the local planning authority, in order to improve the relationship of the site to the River Hamble and sites designated as being of nature conservation value;</p> <p>In the event that the hotel development cannot be delivered without adverse effect on ecological designations, following the Habitats Regulations Assessment, the site shall be retained in its current use.</p>	
MM81	Preceding sub-heading and paragraph 6.2.35	<p>To delete as follows:</p> <p>Land off Peewit Hill Close and Dodwell Lane</p> <p>6.2.35 The southern part of this site is located within Bursledon parish and is covered by Policy HE4 (Chapter 6.5 of the plan).</p>	None.
MM82	Paragraph 6.2.36 Policy BU8, Open Space at Long Lane, Bursledon	<p>6.2.3336 ‘...The Needs Assessment has also identified that there are some parts of Bursledon Parish that are not well located for access to play Spaces spaces for children and young people. The new housing allocations will meet some of this requirement. Land at Long Lane is identified as being suitable for open space to meet the remaining open space needs. Policy DM34DM36, Chapter 5 enables the development of allotments subject to a number of criteria.’</p> <p>Policy BU8, Open space at Long Lane, Bursledon</p> <p>Approximately 2 hectares of land at Long Lane, Old Bursledon as defined on the policies map, is allocated for use as public open space (including allotments) to meet open space needs within the parish.</p>	Effects identified in relation to policy (BU8) deleted from throughout the SA.

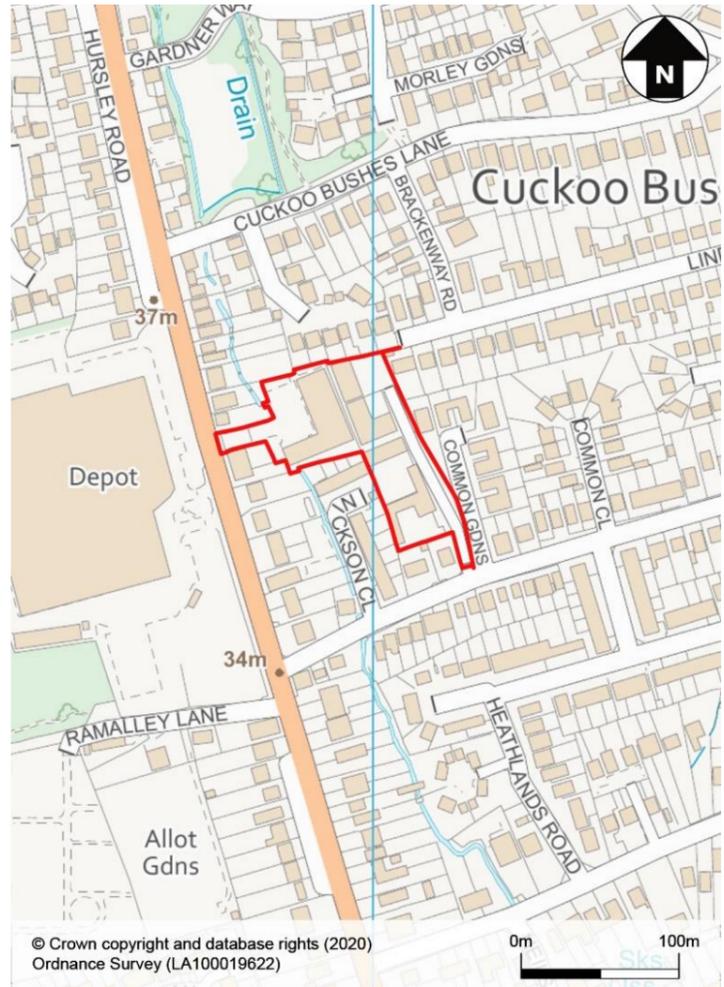
MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined> and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
MM83	Before Policy HA1 Railway station parking, Hamble	<p>Railway station parking, Hamble</p> 	None.
MM84	<p>Preceding sub-heading and paragraphs 6.2.56 – 6.2.60</p> <p>Paragraph 6.2.76 and preceding sub-headings</p> <p>Policy HA2, Mercury Marina and Riverside Camping and Caravan Park</p>	Add inset map	<p>No changes to SA scores but minor updates to justification, as set out below.</p> <p>Policy HA2 is amended through the proposed modifications to remove the specific allocation of a hotel, as well as now permitting marine employment and a small amount of other uses, where needed to secure the future of a boatyard or marina.</p> <p>Whilst the policy is still likely to have minor positive effects on SA objective 3: Economy, the supporting text should be amended to remove reference to a hotel and to include marine employment.</p>

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (<u>underlined</u>) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		 <p data-bbox="688 1617 2083 1852"> 6.2.56 There has been a long identified need for a high quality hotel to be provided within the Hamble Peninsula, which could also provide leisure facilities for nearby residents. The sites of the Mercury Marina and the adjoining Riverside camping and caravan park are considered to be suitable to accommodate such a use, as well as a range of other holiday accommodation to cater for a variety of holiday needs including both luxury and lower cost accommodation excluding permanent caravans occupied as a sole or main residence and second homes. They are on the shore of the River Hamble, and part of the site is already in use as a marina, with related sail and canoe training facilities, and holiday uses. The Mercury </p>	<p data-bbox="2119 344 2783 508"> For SA objective 7: Climate change adaptation, the 2018 SA Report stated that 'Policy BU7 requires the most vulnerable parts of the development to be located in areas of lowest risk' - this should refer to Policy HA2 instead of BU7. </p> <p data-bbox="2119 537 2783 701"> Referenced to a hotel should be removed throughout, but as the policy still permits holiday accommodation, which is recorded as having similar effects, SA scores are not expected to change as a result of this. </p>

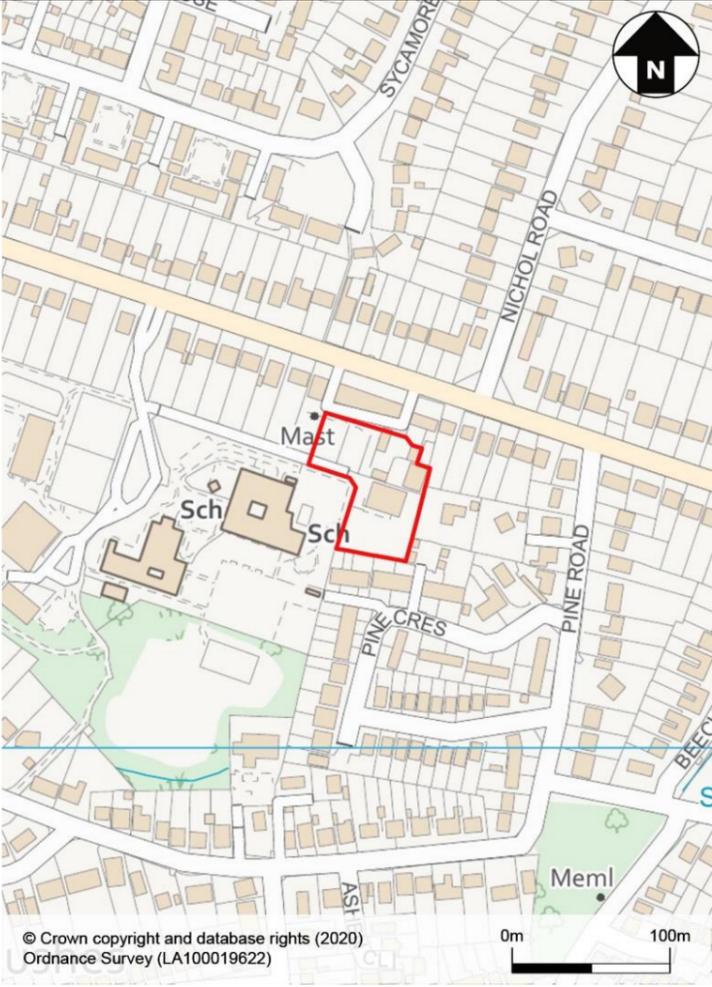
MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p>Marina site was formerly designated as a boatyard and marina, and to compensate for the potential loss of boatyard facilities arising from the hotel development, a site is allocated in Bursledon for the expansion of the Riverside Boatyard (see policy BU8)</p> <p>Policy HA2, Mercury Marina and Riverside Camping and Caravan Park</p> <p>Approximately 4.7 hectares of land at the Mercury Marina and the Mercury Yacht Harbour and Holiday Park, Satchell Lane, <u>Hamble</u> / Bursledon/ Hound (in addition to the boatyard identified on the policies map) is allocated for a marina, hotel, a range of other holiday accommodation and car parking/boat storage.</p> <p>Development will be subject to the approval by the Borough Council of a development brief including a masterplan which addresses the following requirements:</p> <p>i. the hotel shall be of an outstanding design commensurate with its location close to or within the Old Bursledon Conservation Area and fronting the River Hamble;</p> <p>ii. the site retains <u>and enhances</u> the marina and related uses including <u>marine employment</u>, sail and canoe training, facilities for other watersports and visitor facilities;</p> <p>iii. a public slipway to the River Hamble will be provided within the site for the use of the general public;</p> <p>iv. the site retains and, where feasible, enhances the existing amount and mix of holiday accommodation within the site;</p> <p>v. the northernmost shores of the site are restored for nature conservation purposes, commensurate with the proximity of national and international nature conservation designations;</p> <p>vi. the Mound (the Mercury Marina Saltmarsh Site of Importance for Nature Conservation) adjoining the site is retained and managed to maintain and enhance its nature conservation interest, including the provision if possible of public access <u>connecting the site to Mercury Gardens to the south</u> subject to there being no adverse impact on nature conservation interests;</p> <p>vii. the development includes measures to protect the amenities of existing residential properties within the site and adjoining dwellings to the south at The Halyards, Fry Close and Kingfisher Close; and</p> <p>viii. a flood risk sequential approach to allocating land uses is taken within the site, with the most vulnerable parts of the development located in the areas of lowest risk.</p> <p>A site level Habitats Regulation Assessment is required to demonstrate how this site will be delivered without adverse effect on any European site.</p> <p><u>Development or redevelopment may be permitted incorporating a modest amount of floorspace not restricted to boat-related uses, where the Council is convinced that such a use is needed to secure the future of a boatyard or marina and it is demonstrated that the development will complement the use of the site and/or the enjoyment of the River Hamble.</u></p> <p>A comprehensive scheme will be required for the site. In the event that no hotel is developed, the site shall be retained in boatyard use and covered by policy DM20, Chapter 5.</p>	

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (<u>underlined</u>) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p>6.2.5357 It is considered important to retain <u>and enhance the</u> training facilities for sailing and canoeing and other water sports which are in use on the site. These are used and valued by the local community including the Itchen South District Scouts and the Sea Scouts. It is also considered important that the site provides for a range of holiday needs. It is also important that the comprehensive scheme delivers enhanced workshops for the marine economy and an enhanced marina restaurant / bar / café facility for visitors, including opening up the pedestrian route through the Mound, and managing this route consistent with criterion (vii)</p> <p>6.2.5458 The site is in a very ecologically sensitive location adjacent to 3 international designations (1 Special Area of Conservation and 2 Special Protection Areas); 2 national designations (Sites of Special Scientific Interest); 3 local designations (2 Sites of Importance for Nature Conservation and 1 Local Nature Reserve); and an area of ancient woodland. There must be no adverse impact on these designations in accordance with policy DM 11 (Nature Conservation). In the site level Habitats Regulation Assessment, particular reference should be made to the findings of the Habitats Regulation Assessment of the Local Plan with regards to the Solent Maritime SAC and the Solent and Southampton Water SPA and Ramsar site and the avoidance and mitigation measures identified. These include:</p> <ul style="list-style-type: none"> a. careful design of new development, informing new residents of, and a commitment to monitoring, with regard to <u>the risks associated with</u> introducing invasive non-native species; <u>and</u> b. adherence to a Construction Environmental Management Plan and utilisation of standard pollution control guidance with regard to impacts on water quality; and c. avoidance measures with regard to disturbance of otters and protection of watercourses to preserve the otter movement network. <p>6.2.5560 If the site is not developed for a hotel <u>in accordance with the policy</u>, it should remain in its current boatyard and marina use, as it remains important for the local marine economy.</p> <p>Economy and Tourism</p> <p>New Hotel <u>Holiday Accommodation</u>, Mercury Marina</p> <p>6.2.76 The sites of Mercury Marina and the adjoining Riverside camping and caravan site are allocated for a hotel and marina <u>and holiday accommodation</u> use. The southern part of the site lies in Hamble parish, and the proposal is at policy HA2, section 6.8 above.</p>	
MM85	Before policy HA3 Hamble Airfield	Hamble Airfield	None.

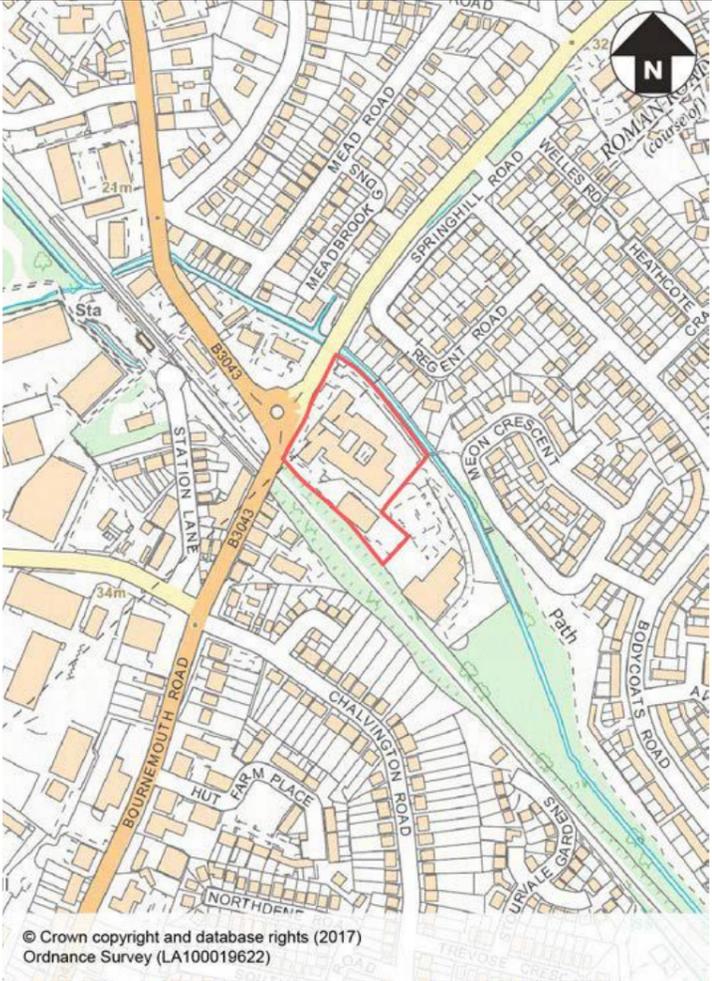
MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined> and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
			
MM86	<p>Paragraph 6.2.74</p> <p>Paragraph 6.2.80</p> <p>Policy HO1, Country Park, land south of Bursledon Road</p>	<p>6.2.74 The following policies apply in Hound:</p> <p>HO1 Country Park, land south of Bursledon Road</p> <p>6.2.80 The Council has been working with developers to deliver a new country park. This is part of a wider development on land south of Bursledon Road and includes the development of approximately 180 dwellings and a new junction and access road through the site to Kingfisher Grange.</p> <p>Policy HO1, Country Park, land south of Bursledon Road</p> <p>Approximately 10.5 hectares of land south of Bursledon Road as defined on the policies map, is allocated for use as a country park. It will include public open space, play equipment and habitats for wildlife. The existing public rights of way across the site will be retained and improved.</p>	<p>Effects identified in relation to policy (HO1) deleted from throughout the SA.</p>

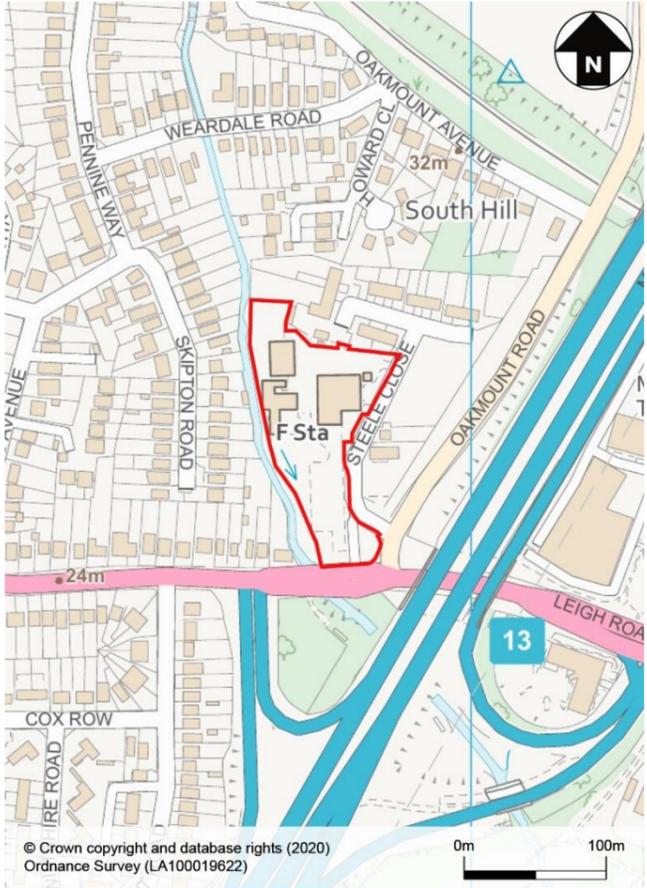
MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
MM87	New policy <u>CF1</u> , Land at Common Road Industrial Estate, Chandler's Ford, preceding sub-heading, inset map and new supporting paragraphs	<p data-bbox="676 457 1501 491">Land at Common Road Industrial Estate, Chandler's Ford</p>  <p data-bbox="676 1541 1115 1575"><u>Common Road Industrial Estate</u></p> <p data-bbox="676 1604 2095 1864">6.3.14 <u>An area of approximately 0.8 hectares of land at the Common Road Industrial Estate accommodates a variety of employment uses, some associated with the Draper Tools factory opposite. The site does not perform particularly well as an employment site due to its uncomfortable proximity to residential properties, its lack of prominence on road frontages to attract passing trade, and the limited potential for expanding or re-designing the site arising from its close relationship to surrounding development. Vehicular access to parts of the site is also less than ideal.</u></p>	<p data-bbox="2107 457 2795 529">This new policy has been subject to SA in Chapter 3 of this SA Addendum.</p> <p data-bbox="2107 558 2795 1180">Through the initial appraisal of the site (previously listed in Policy DM25 c) SA objective 11.1 was recorded as having a minor negative as the site contains TPO trees which might be affected by development. However, in line with the SA assumptions the effect has been updated to an uncertain minor negative given that the trees on site might be protected as development occurs. The uncertain minor negative effect previously recorded for the site without any consideration for mitigation which would be required through policy has been updated to an uncertain negligible effect. River Itchen SAC, potential for in-combination effects. This change is expected as the policy requires that a site level Habitats Regulations Assessment is undertaken to demonstrate how the site will be delivered without adverse effect on any European site.</p>

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (<u>underlined</u>) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p>6.3.15 <u>The main Draper Tools site has planning permission for redevelopment for residential and care home uses. Once the Draper Tools factory relocates, the redevelopment of this site for residential purposes would provide a useful contribution towards the housing needs of the community and would provide a more acceptable level of amenity for neighbouring occupiers. The site is partly in flood zone 3 and as such the development proposals would need to address this constraint to the satisfaction of the Environment Agency.</u></p> <p><u>Policy CF1 Land at Common Road Industrial Estate, Chandler’s Ford</u></p> <p><u>1. An area of approximately 0.8 hectares of land at Common Road Industrial Estate, Chandler’s Ford, as defined on the policies map is allocated for 30 dwellings. Planning permission will be granted provided that the detailed proposals comply with the development plan and they address the following specific requirements:</u></p> <p><u>a. development should take account of the topography and identified flood risk within the site in terms of the layout of dwellings, open space and access roads;</u></p> <p><u>b. the main vehicular access to be provided from Hursley Road with additional access (if required to achieve an acceptable layout) from Common Road;</u></p> <p><u>c. a connection to the sewerage system shall be provided at the nearest point of adequate capacity as advised by Southern Water, and access to the existing sewerage infrastructure shall be secured for future maintenance and upsizing purposes; and</u></p> <p><u>d. the opening up of the culverted watercourse crossing the site</u></p> <p><u>e. To preserve water quality and flows details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for outline or full planning permission.</u></p> <p><u>f. Occupation of the development shall be phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider.</u></p> <p>6.3.16 <u>The updated Habitats Regulations Assessment of this plan has determined that this site is capable of being delivered without adverse effect on any European site. To ensure this, a site level Habitats Regulations Assessment will be required to demonstrate how this site will be delivered without adverse effect on any European site, with particular reference to the River Itchen SAC, the Solent Maritime SAC and the Solent and Southampton Water SPA and Ramsar site and impacts on water quality, impacts on otters and the introduction of invasive non-native species.</u></p>	
MM88	Preceding sub-heading	<p>To insert new sub-heading, inset map, policy and supporting text:</p> <p><u>Land to the rear of 75-99 Hiltingbury Road</u></p>	This new policy has been subject to SA in Chapter 3 of this SA Addendum.

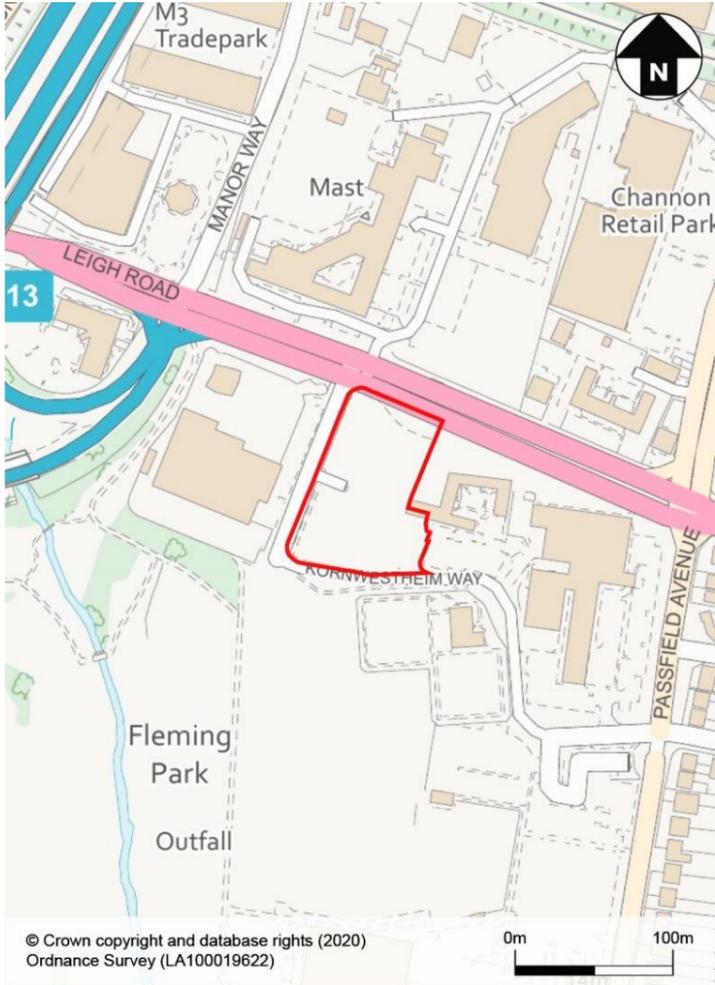
MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
	<p>Inset map for Policy CF4</p> <p>New Policy CF4, Land to the rear of 75-99 Hiltingbury Road</p> <p>New supporting text paragraphs</p>	 <p><u>Policy CF2, Land to the rear of 75-99 Hiltingbury Road</u></p> <p><u>1. An area of approximately 0.5ha to the rear of the parade of shops on Hiltingbury Road as defined on the policies map is allocated for residential development of approximately 16 dwellings. Planning permission will be granted provided that the detailed proposals comply with the development plan and they address the following specific requirements:</u></p> <ul style="list-style-type: none"> <u>a. Vehicular access is provided from Hiltingbury Road;</u> <u>b. Retention of trees protected by tree preservation orders and other important mature trees;</u> <u>c. Development should not exceed two-storeys in height;</u> <u>d. Access to existing garages serving Nichol Court and service / delivery access to the rear of the shops must be maintained;</u> <u>e. The opportunity should be taken to relocate the existing telecom mast where practical and viable;</u> 	<p>Through the initial appraisal of the site (previously listed in Policy DM25 b) SA objective 11.1 was recorded as having an uncertain minor negative as the site contains TPO trees which might be affected by development. The site contains trees protected by TPOs. The policy requires that these and other important mature trees should be retained on the site as it is developed and therefore a negligible effect is expected in relation to this SA objective with consideration for the policy.</p>

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p><u>f. To preserve water quality and flows details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for outline or full planning permission.</u></p> <p><u>g. Occupation of the development shall be phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider.</u></p> <p><u>6.3.17 An area of approximately 0.5ha to the rear of the shopping parade and no's 75-99 Hiltingbury Road comprises vacant land, garages, a disused builders yard and a disused youth club building. The under-used site is well located within the built up area of Hiltingbury close to existing facilities and amenities. The former youth club building is owned by the Borough Council.</u></p> <p><u>6.3.18 The buildings are approaching the end of their natural life and redevelopment for residential development would improve the appearance of the site and provide an opportunity for new residential development in a sustainable location.</u></p> <p><u>6.3.19 If practical and viable the opportunity of removing the existing mobile phone mast in the western part of the site should be considered as part of any redevelopment.</u></p>	
MM89	<p>Paragraph 6.3.16</p> <p>Inset map for Policy CF1</p> <p>Policy CF1, Central Precinct, Chandler's Ford</p>	<p>6.3.2148 Any redevelopment should ensure that that the main road frontage at ground floor level is retained for retail use with the remainder of the site in residential uses. The need to ensure continued access and unhindered operation of the commercial business to the immediate south-east of the site is recognised. The Borough Council has prepared a development brief for this site.</p> <p>Policy CF3 Central Precinct, Chandler's Ford</p>	<p>No change to SA scores, but minor changes to justification.</p> <p>The modification amends Policy CF1 to clarify the mix of uses appropriate for the site, including cultural and community uses. The justification text for SA objective 2.1 should be updated to acknowledge this. A significant positive effect has already been recorded for the policy in relation to this SA objective given that the Arch Youth Centre and Theatre and Chandlers Ford Community Association are in close proximity of the site. There will be no change to the effect recorded. The appraisal of the site through SA objective 6.2 in the SA recorded a negligible effect given that there is no increased potential for the development to contribute to or be affected by pollution at this location. The effects recorded in relation to this SA objective are still applicable, but the justification should now reflect the requirement of the policy for occupation of the development to be phased to align with the delivery of any necessary wastewater network reinforcement which will help to protect water quality as the development is occupied.</p>

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		 <p>Policy CF1, Central Precinct, Chandler's Ford</p> <p><u>1.</u> An area of approximately 1.2 hectares of land at Central Precinct, Chandler's Ford, as defined on the policies map is allocated for redevelopment to accommodate approximately 85 dwellings and <u>Class E uses A1, A2, or A3 drinking establishments, hot food takeaways, leisure / cultural and community uses</u> subject to the following conditions:</p> <p><u>ia.</u> gGround floor town centre uses shall be retained on the frontage of the site onto Bournemouth Road;</p> <p><u>b.</u> <u>The policy requirements and criteria in policy DM22 are applied where appropriate;</u></p> <p>iv. development shall take place in accordance with the Borough Council's development brief for the site; and</p> <p>ve. a connection to the sewerage system shall be provided at the nearest point of adequate capacity as advised by Southern Water <u>Occupation of the development is phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the</u></p>	<p>The policy number should be amended throughout the SA.</p>

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p>service provider, and layout is planned to ensure future access to the existing wastewater infrastructure for future maintenance and upsizing purposes and access to the existing sewerage infrastructure and water main shall be secured for future maintenance and upsizing purposes, or these shall be diverted to an accessible alternative route; and vif. aA site level Habitats Regulation Assessment is required to demonstrate how this site will be delivered without adverse effect on any European site.</p>	
MM90	<p>Inset map for Policy CF2</p> <p>Policy CF2, Land at Steele Close, Chandler's Ford</p> <p>Paragraph 6.3.18</p> <p>New paragraph 6.3.23 to follow paragraph 6.3.19</p>	<p>Land at Steele Close, Chandler's Ford</p>  <p>Policy CF4CF2, Land at Steele Close, Chandler's Ford</p> <p>1. An area of approximately <u>1.0</u> 4-3 hectares of land at Steele Close, Chandler's Ford, as defined on the policies map is allocated for <u>approximately 4,000 sq.m</u> of B1(b), B1(c), B2, B8, <u>E(g)(ii)(iii)</u> car showroom or other similar sui generis uses subject to the following conditions:</p> <p>ia. it is demonstrated that the site is no longer required by <u>Hampshire Fire & Rescue Service</u> the <u>emergency services</u>;</p>	<p>Update to SA scores recorded (SA objective 3.4).</p> <p>The modification amends the amount of the employment floorspace to be provided to approximately 4,000 sq.m. and this should be reflected through the appraisal of SA objective 3.2. The SA appraised the site as providing 1.3ha of additional employment floorspace but this has now been updated. The minor positive effect recorded in relation to this SA objective will still be applicable. The appraisal of SA objective 3.4 should also be updated to reflect the requirement of the policy to allow major office development at the site, only if there are no alternative sites in Eastleigh town centre, the wider Eastleigh urban renaissance quarter, at Eastleigh River Side, (Southampton Airport) or in district and local centres. This approach should help to protect the viability of these centres and therefore the negligible effect recorded in the SA in relation to this SA objective should be amended to a minor positive effect.</p> <p>The policy number should be amended throughout the SA.</p>

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		<p>ve. it can be demonstrated that development would not have a detrimental impact on the air quality at the junction of Leigh Road and the northbound slip road at junction 13 of the M3. <u>and;</u></p> <p><u>f. In accordance with the sequential approach, major office development (use class E(g)(i) (greater than 1,000 sq.m gross) will only be supported if there are no suitable, available or viable alternative sites available in either Eastleigh town centre, the wider Eastleigh urban renaissance quarter, at Eastleigh River Side, (Southampton Airport) or in district and local centres.</u></p> <p>6.3.2318 An area of 1.0 <u>4.3</u> hectares of land at, Steele Close, Chandler's Ford is presently used as an operational fire station <u>but has been declared surplus to requirements by the Hampshire Fire & Rescue Service.</u> A car rental business has recently been given planning permission to operate from another building on the site that was previously used as an ambulance station. A significant area of the south-western part of the site is identified by the Environment Agency as being within a functional floodplain (flood zone 3b). <u>Monks Brook runs up the western boundary of the site. However, the site has benefitted from recent flood defence works.</u> The site is immediately adjacent to junction 13 of the M3 which generates significant noise and air quality issues. In view of these constraints, the Council considers that if the site were to come forward for redevelopment, it should be re-used for commercial purposes rather than residential development.</p> <p><u>6.3.25 A definition of 'noise-sensitive' uses is provided in the glossary.</u></p>	
MM91	<p>Preceding sub-heading for policy CF3, Land south of the supermarket and east of Bournemouth Road, Chandler's Ford</p> <p>Paragraph 6.3.20</p> <p>Policy CF3, Land south of the supermarket and east of Bournemouth Road, Chandler's Ford</p>	<p>To delete as follows:</p> <p>Land south of the supermarket and east of Bournemouth Road</p> <p>6.3.20 A site in Chandler's Ford, off Bournemouth Road south of the supermarket has been identified as having potential for employment use. It is currently a field, bordered by trees and hedgerows. Although the surrounding area is the focus for significant out-of-centre office developments, new offices within use class B1(a) should instead be developed within Eastleigh town centre, the Eastleigh urban renaissance quarter and other district and local centres over the Local Plan period. An application has been submitted for a hotel on this site and is currently being considered by the Council.</p> <p>Policy CF3, Land south of the supermarket and east of Bournemouth Road, Chandler's Ford</p> <p><u>An area of approximately 1.9 hectares of land south of the supermarket and east of Bournemouth Road, Chandler's Ford as defined on the policies map, is allocated for employment uses subject to the following conditions:</u></p> <p><u>i. the site is developed for employment in use classes B1(b), B1(c), B2 or B8;</u></p> <p><u>ii. access to the site shall be from Bournemouth Road; and</u></p> <p><u>iii. financial contributions are made towards a new cycleway on Bournemouth Road linking Chandler's Ford and Chilworth.</u></p>	Effects identified in relation to policy (CF3) deleted from throughout the SA.

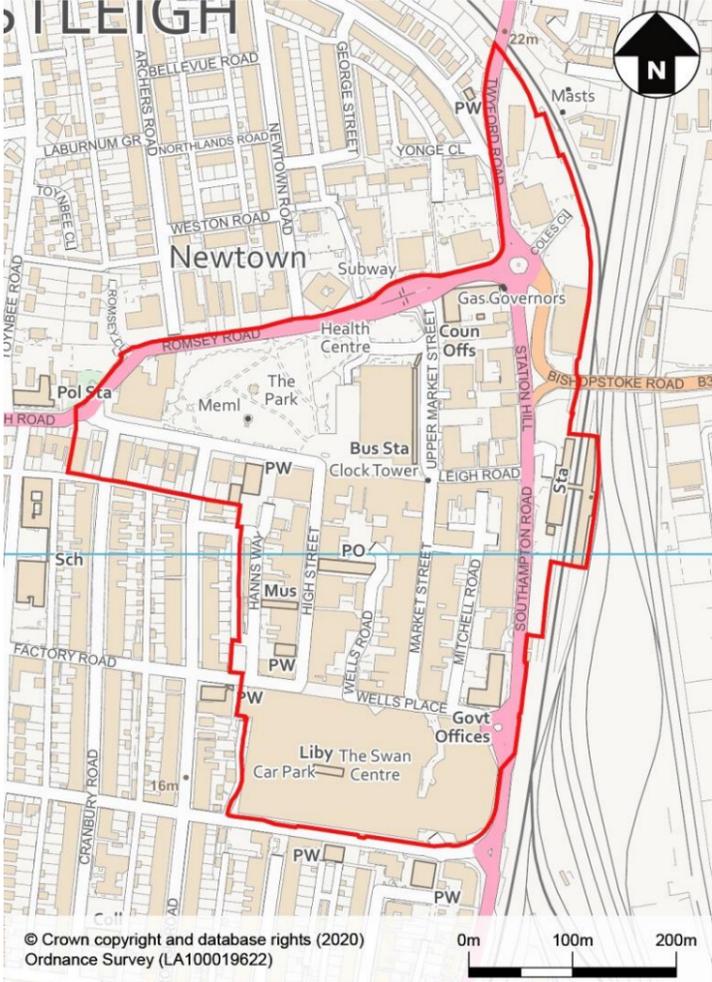
MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p>Existing trees on the boundaries of the site shall be retained and reinforced with additional landscape planting. The mass and height of new buildings should take account of the site's prominence from areas to the north and east.</p>	
MM92	<p>Inset map for Policy E1</p> <p>Preceding sub-heading and Policy E1, Land at the former Civic Offices, Leigh Road, Eastleigh</p> <p>Paragraph 6.4.18</p> <p>Paragraph 6.4.19</p>	<p>Add in inset map and amend policy as follows:</p> <p>Land at the former Civic Offices and former Magistrates Court, Leigh Road, Eastleigh</p>  <p>Former Civic Offices and former Magistrates' Court, Leigh Road, Eastleigh</p> <p>Policy E1 Land at the former Civic Offices and former Magistrates' Court, Leigh Road, Eastleigh</p> <p>1. An area of approximately <u>0.819</u> hectares <u>east of Villeneuve St Georges Way and north of Kornwestheim Way south of Leigh Road, Eastleigh</u> as defined on the policies map is allocated for re-development. It is suitable for a range of uses including office (B1a) <u>E(g)(i)</u> (approximately <u>6,000 sq.m</u>) development or other uses providing employment, education/</p>	<p>Update to SA scores (SA objectives 7: Climate change and 11: Green infrastructure).</p> <p>The scores for SA objectives 7.1 and 11.3 should be updated to a minor positive effect to reflect the requirement for additional tree planting, which will contribute to the green infrastructure network.</p> <p>The SA justification for the assessment of Policy E1 in relation to SA objective 3.2 should be updated to refer to the provision of approximately 6,000 sq.m. of office use as well as other uses providing employment at the site. The uncertainty attached to the minor positive effect recorded in relation to this SA objective will remain given that the amount floorspace provided for uses which would provide employment is not clarified. The negligible effect recorded in relation to this SA objective will remain applicable given that the additional requirements would not result in significant benefits and are most likely to only limit the potential for harm in terms of conservation value. The SA justification for SA objective 13.1 should also be updated to reflect the requirement for development at the site to improve and/or maintain the setting of the adjacent listed building. A minor positive effect is still applicable in relation to this SA objective although uncertainty is now attached to it considering that enhancements to setting of the listed building may not necessarily result.</p> <p>The policy/site name should be amended throughout the SA.</p>

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p>training and/or meeting facilities, emergency or community uses and some residential development.</p> <p>2. Development will be subject to the approval by the Borough Council of a development brief and a masterplan which <u>should</u> address the following requirements:</p> <p>ii. development <u>integrates positively</u> achieves a positive relationship with <u>surrounding areas including</u> Fleming Park to the south of the site and Leigh Road to the north;</p> <p>iii. development <u>maintains and/or</u> improves the setting of the adjacent listed building to the east of the site;</p> <p>iv. development retains existing important trees within the site <u>and provides additional tree planting</u>;</p> <p>v. the design and layout of development takes account of the noise and air quality issues adjoining the site <u>and achieves a density which optimises the use of the site</u>;</p> <p>vi. the main vehicular access to the site is provided from Leigh Road;</p> <p>6.4.1718 An area of approximately 0.8 4.9 hectares of land south of Leigh Road, <u>east of Villeneuve St Georges Way and north of Kornwestheim Way and immediately north of Fleming Park</u> previously accommodated the Council's Civic Offices and a former magistrates court building. To the immediate east of the site is a listed building which is currently in use as offices. <u>To the west, the former Magistrates Court site has been redeveloped as a car dealership.</u> The site contains some important mature trees <u>to the north</u> and has a prominent road frontage to Leigh Road to the north which is also in an air quality management area. The site is also affected by the noise of the M3 motorway.</p> <p>6.4.1819 It is considered that this site could accommodate a range of uses, preferably as part of a mixed use scheme. <u>The southern part of the site, fronting onto Fleming Park, is considered to be suitable for residential uses.</u> It is <u>however</u> important that the site retains its employment potential, and as well as the potential for office uses (to replace existing office floorspace), the site could prove attractive for other commercial and employment uses which take advantage of the site's prominent roadside location as well as educational uses, emergency and health services and training and meeting facilities. <u>Planning permission has been granted for a replacement office development.</u></p>	
MM93	<p>Preceding sub-heading</p> <p>Inset map for Policy E2</p>	<p><u>Land at Toynbee Road, Eastleigh</u></p>	<p>This new policy has been subject to SA in Chapter 3 of this SA Addendum.</p> <p>Through the initial appraisal of the site (previously listed in Policy DM25 d) SA objective 1.2 was recorded as having an uncertain effect given that it was unknown whether the site could support the</p>

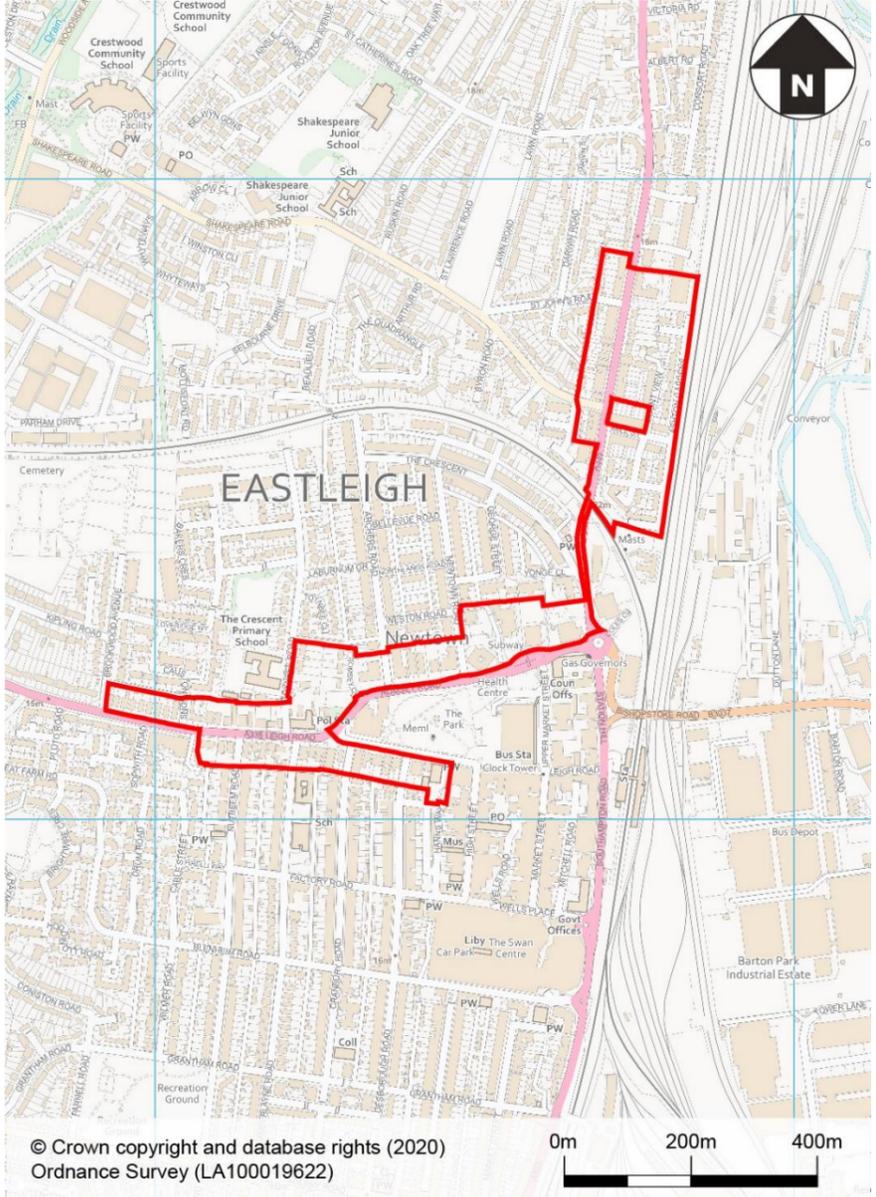
MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
	<p>New policy E2, Land at Toynbee Road, Eastleigh</p> <p>New supporting text paragraphs</p>	 <p>Policy E2, Land at Toynbee Road, Eastleigh</p> <p><u>1. An area of approximately 1.9 hectares of land at Toynbee Road, Eastleigh as defined on the policies map is allocated for residential redevelopment for approximately 64 dwellings. Planning permission will be granted provided that the detailed proposals comply with the Development Plan and they address the following specific requirements:</u></p> <p><u>a. a replacement footbridge is provided over the railway line to the immediate north of the site;</u></p> <p><u>b. vehicular access to the site is provided from Toynbee Road;</u></p> <p><u>c. development should be laid out and designed to provide a buffer to the railway line to the north of the site and a further buffer to the cemetery to the west of the site;</u></p> <p><u>d. To preserve water quality and flows details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for outline or full planning permission; and</u></p>	<p>provision of accessible and adaptable dwellings. As Policy DM31 requires the provision of these types of dwellings in developments of 40 residential units and above and the site has capacity for 64 dwellings, an uncertain minor positive effect has been recorded in relation to this SA objective with consideration for the policy.</p> <p>A negligible SA objective effect was recorded in relation to SA objective 4.11 for the site given that a railway line is located to the north of the site limiting access to the secondary school and an employment centre in that direction. The effect has been amended to an uncertain minor positive effect given that the policy requires that development of the site includes a replacement footbridge over the railway line.</p> <p>A minor negative effect was recorded in relation to SA objective 6.1 for the site as it is adjacent to a railway line to the north which could result in noise pollution affecting residents. The policy requires that development should be laid out and designed to provide a buffer in that direction which will help to mitigate noise pollution from this source. Therefore, the minor negative effect has been amended to an uncertain negligible effect.</p>

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		<p><u>e. Occupation of the development shall be phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider.</u></p> <p><u>6.4.20 An area of 1.9 hectares of land at the northern end of Toynbee Road is occupied by a vacant Jewsons store and a number of vehicle rental, repair and storage business premises. Recent residential development has been built to the south and east of the site on former employment land. Employment activities on this land began when the site was on the edge of town. By modern standards these uses are poorly located because whilst some of them generate significant vehicle movements, vehicular access is only possible through adjoining residential streets and past a primary school. It would be preferable to direct these employment uses to more accessible and appropriate locations.</u></p> <p><u>6.4.21 The site is close to the town centre and to a range of services and facilities. Taking these considerations into account, it is considered that the site could be more suitably used for housing. The existing footbridge over the railway into Archers Road does not meet current standards and is in need of improvement.</u></p>	
MM94	<p>Preceding sub-heading for policy E2, Land at Woodside Avenue, Eastleigh</p> <p>Paragraph 6.4.21</p> <p>Paragraph 6.4.22</p> <p>Policy E2, Land at Woodside Avenue, Eastleigh</p>	<p>Land east of Woodside Avenue, Eastleigh</p> <p>6.4.21 Land to the east of Woodside Avenue was previously partly in use as a household waste recycling facility (now relocated to Stoneycroft Rise) and has until recently also been used for allotments and to accommodate community uses. To the north of the site is the Romsey-Eastleigh railway line, to the south residential properties and to the east Brookwood Road cemetery. Woodside Avenue currently provides vehicular access to the site from the west.</p> <p>6.4.22 The site is close to the town centre and its more intensive use would help to add vitality to the town centre. It is well located for housing and this development is now under construction.</p> <p>Policy E2, Land at Woodside Avenue, Eastleigh</p> <p>An area of approximately 3.3 hectares off Woodside Avenue, Eastleigh, as defined on the policies map, is allocated for approximately 80-100 dwellings. Detailed development criteria for the site are set out in a development brief adopted by the Council in April 2009, as amended. Development proposals should be in accordance with the requirements of that brief unless it is subsequently revised and approved by the Council. Any development should address the following key requirements:</p> <ul style="list-style-type: none"> i. vehicular access to the site is provided from Woodside Avenue only; ii. residential development is set back as far as necessary from Woodside Avenue in order to limit the impact of traffic noise and air pollution on residential amenity to acceptable levels restricted; iii. provision should be made for on-site public open space including a play area; iv. improvements to highway junctions including Leigh Road/Woodside Avenue; v. retention of trees protected by tree preservation orders; vi. measures to mitigate the biodiversity impact of development; vii. a need to take into account the amenities of adjoining residential occupiers to the south 	<p>As the land east of Woodside Avenue, Eastleigh had already been granted permission for development it was not included for appraisal through the SA. Paragraph relating to Policy E2 deleted from SA.</p>

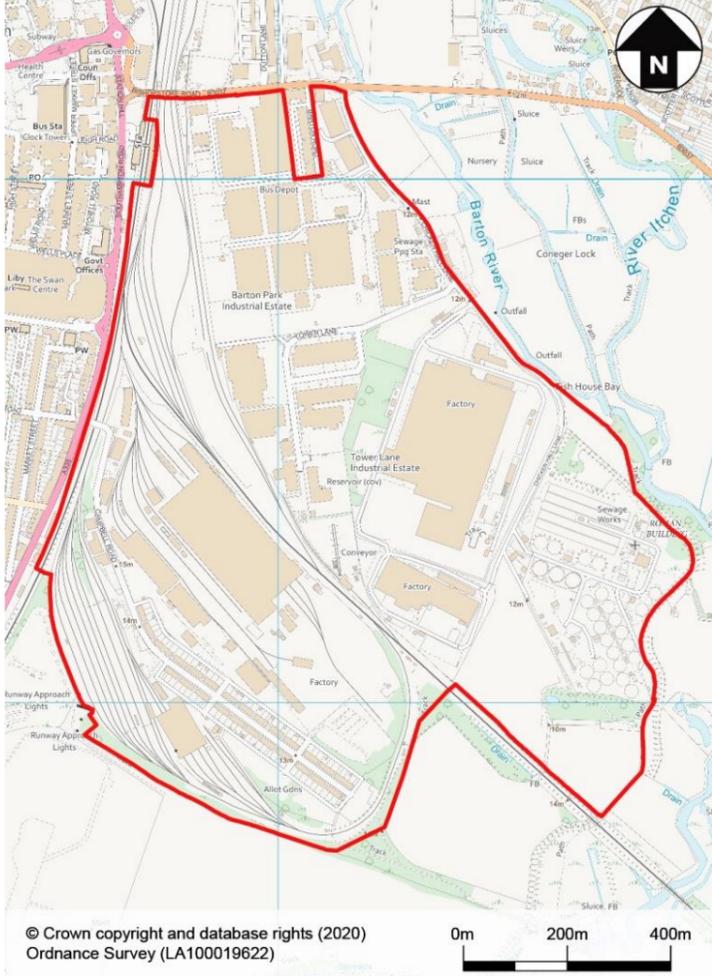
MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined> and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p>of the site and the proximity of the railway line to the north; and viii. provision of a footpath and cycleway links to improve the accessibility of the site to Eastleigh town centre.</p>	

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MM95	<p>Preceding sub-heading and inset map for Policy E3</p> <p>Policy E3, Eastleigh town centre</p> <p>Paragraph 6.4.25</p>	<p><u>Eastleigh town centre</u></p>  <p>© Crown copyright and database rights (2020) Ordnance Survey (LA100019622)</p> <p>Policy E3, Eastleigh town centre</p> <p><u>1.</u> The Borough Council will support the regeneration of Eastleigh town centre as defined on the policies map. This will include:</p> <p><u>ia.</u> strengthening the retail circuit through seeking:</p> <p><u>ai.</u> development that strengthens the function of the town centre retail anchor to the north of Leigh Road; and</p> <p><u>bii.</u> the redevelopment of the block east of Upper Market Street, where a range of town centre uses will be acceptable including retail, financial and professional services, public sector services, cafes/restaurants, public houses, hotels, leisure uses, non-residential institutions such as galleries and exhibition halls on the ground and lower floors, with residential uses, including student accommodation, acceptable on upper</p>	<p>No change to SA scores, but minor changes to justification.</p> <p>The modification allows for additional flexibility in the Eastleigh town centre. This change is most likely to have implications in relation to economic growth in Eastleigh. The increased flexibility of the policy is expected to help maintain unit occupation in centre locations where uses complementary to retail could come forward. The policy approach is still to prioritise the protection of retail uses. This approach is likely to help protect the vitality and viability of the town centre by maintaining high levels of footfall and associated spending in the town and this should be reflected in the justification text of the SA. The significant positive effect recorded in the SA in relation to SA objective 3: economy will therefore continue to be applicable.</p>

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p>floors.</p> <p>iib. promoting well designed, high density mixed-use development that delivers schemes suitable for modern retailing and other town centre uses subject to the following criteria:</p> <p>Swan Centre</p> <p>a. within the core shopping zone as defined on the policies map a development which will result in the loss of A1 retail floor space will not be permitted.</p> <p>b. within the core leisure zone as defined on the policies map a maximum of 20% of the floor area may be used for A1 (retail) use. The following uses will also be permitted: (A3 restaurants and cafes); A4 (drinking establishments); and D2 (assembly and leisure).</p> <p>Primary shopping zone</p> <p>c. within the primary shopping zone in Eastleigh town centre as defined on the policies map a change of use or redevelopment involving the loss of ground floor class A1 shops will only be permitted where not less than 70% of the total frontage is and would remain in A1 retail use.</p> <p>Secondary shopping zone</p> <p>d. within the secondary shopping zone in Eastleigh town centre as defined on the policies map a change of use or redevelopment involving the loss of ground floor class A1 shops will only be permitted where not less than 40% of the total frontage is and would remain in A1 retail use. A2 (financial services) A3 (cafes /restaurants) and (A4 drinking establishments) uses will be permitted within the remaining 60% of the total ground floor frontage to promote diversity and the development of the evening economy. Other town centre uses such as A5 (hot food takeaways) uses and those that do not fall within any use class (such as beauticians) may also be permitted within the remaining 60% of the total ground floor frontage, provided that their contribution to increased vitality in the town centre can be demonstrated.</p> <p>c. <u>within the core, leisure, primary and secondary shopping zones as defined on the policies map, a change of use or development will also need to meet policy DM22.</u></p> <p>6.4.2425 The policies map will identify <u>identifies</u> a number of zones which have different characteristics and development management policies associated with them. This approach is taken to protect the key functions of the town centre whilst also promoting vitality, viability and variety. An example of this is the protection of retailing in the core and primary shopping zones whilst allowing a greater range of non-shopping uses in the secondary zone, to allow the restaurant and café sector to develop further. The Council publishes a retail occupancy survey annually that sets out the proportion of non-A1 uses for each shopping area.</p>	

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MM96	Policy E4, Urban Renaissance Quarter, Eastleigh	<p>Add Inset Map</p>  <p>© Crown copyright and database rights (2020) Ordnance Survey (LA100019622)</p> <p><u>1.</u> Within the urban renaissance quarter as shown on the policies map, the Borough Council will encourage well-designed, people-intensive development that raises the quality of the main approaches to Eastleigh town centre, subject to the site specific policies and criteria set out below. Retail development will not be permitted except in the leisure and cultural zone on Leigh Road (see part <u>div</u> below).</p> <p><u>ia.</u> Residential, office and community areas</p>	<p>No change to SA scores, but minor changes to justification.</p> <p>The SA has recorded an uncertain mixed minor positive and minor negative effect in relation to SA objective 13: cultural heritage given that improvements to townscape in the area could result in improvements to the settings of heritage assets, but also in recognition that redevelopment has potential to have negative impacts in relation to assets of this type or their settings. The modification strengthens the policy to require the retention of the Grade II listed Church of the Resurrection and protection of its setting. However, the area also contains or is bordered by a number of additional locally listed buildings, the settings of which could be adversely affected by redevelopment. Therefore, while the SA justification should now make reference to the requirement to retain the Grade II listed Church of the Resurrection and protection of its setting, the uncertain mix minor positive and minor negative effect in relation to SA objective 13: cultural heritage should remain.</p>

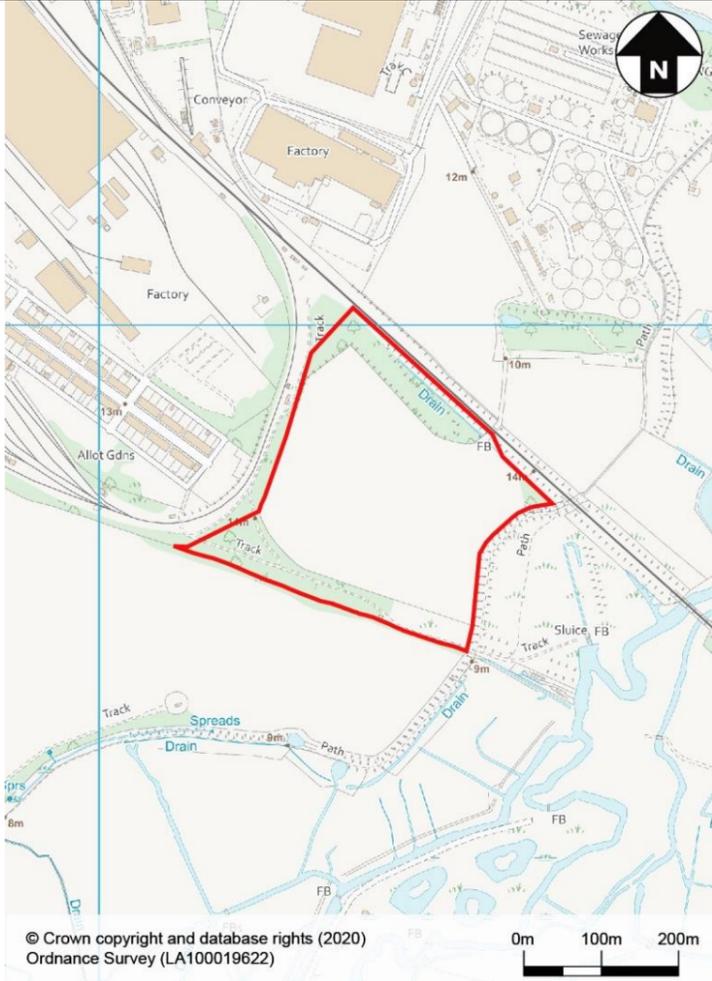
MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p>Within the areas defined on the policies map, <u>development of predominantly 3 storeys will be permitted and development higher than 3 storeys will be appropriate in certain circumstances where development reflects local distinctiveness and would contribute towards a positive relationship with the surrounding area</u> residential, office and community uses of predominantly 3 storeys will be permitted.</p> <p>ii<u>b</u>. Health and education area</p> <p>Within the area currently occupied by the health centre and specialised education uses north of Romsey Road, as defined on the policies map, redevelopment will be permitted for health and education uses only unless it can be demonstrated that provision is no longer required to meet the needs of the local community.</p> <p>iii<u>c</u>. Romsey Road frontage</p> <p>On the Romsey Road frontage as defined on the policies map, redevelopment or change of use to accommodate offices, housing or a hotel will be permitted provided that:</p> <ul style="list-style-type: none"> a. exceptional design is delivered; and b. residential use occupies no more than 50% of the ground floor site frontage. <p>iv<u>d</u>. Leisure and cultural zone, Leigh Road</p> <p>The Borough Council will seek to strengthen the relationship between the Recreation Ground, The Point and the southern side of Leigh Road as defined on the policies map, by permitting the redevelopment and change of use of premises in this area for restaurants, cafes, community uses, cultural uses and retailing, provided that:</p> <ul style="list-style-type: none"> ai. the design of any new buildings or external alterations is of high quality; -and bii. the new use is complementary to the cultural or recreational activities that are established at The Point or Recreation Ground. <p><u>e. All redevelopment proposals must retain the Grade II listed Church of the Resurrection and provide it with an appropriate setting</u></p>	
MM97	<p>Inset map for Policy E6</p> <p>Policy E6, Eastleigh River Side</p> <p>New Paragraph 6.4.35 after submission plan paragraph 6.4.35</p>	Eastleigh River Side	None. The SA has already recorded a significant positive effect for the policy in relation to SA objective 3: economy given that it requires that employment opportunities provided as part of mixed use schemes should be sufficient to replace and where possible enhance any employment lost through redevelopment. This effect would not be affected by clarifications relating to the quantum of employment floorspace to be provided at the site. Furthermore, while the

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined> and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
	Paragraph 6.4.38	 <p data-bbox="682 1344 1172 1386">Policy E6, Eastleigh River Side</p> <p data-bbox="727 1417 2077 1812"> 1. The Borough Council will promote the regeneration of Eastleigh River Side through the redevelopment of existing industrial premises and new development off Chickenhall Lane as follows, and subject to the development criteria identified below: <ul style="list-style-type: none"> <li data-bbox="727 1554 2077 1659">ia. Barton Park/ Deacon’s Industrial Estate and adjoining land to the west (Network Rail sidings) and to the east adjoining Chickenhall Lane, as defined on the policies map, should be redeveloped with a mixed-use scheme including: <ul style="list-style-type: none"> <li data-bbox="727 1669 2077 1812"> <ul style="list-style-type: none"> <li data-bbox="727 1669 2077 1701">▪ i. a Technology and Innovation Centre and associated facilities; <li data-bbox="727 1711 2077 1812"> <ul style="list-style-type: none"> <li data-bbox="727 1711 2077 1812">▪ ii. uses complementary to Eastleigh town centre such as offices B1a <u>(use class E(g)(i) business uses</u>; bulky goods retail; hotel/ conference centre, restaurants and other leisure uses; some residential development and related community uses possibly </p>	<p data-bbox="2107 336 2795 504">modification has also amended the policy to require the retention or appropriate relocation of the bus depot, this is not expected to greatly impact accessibility of bus services in the plan area.</p>

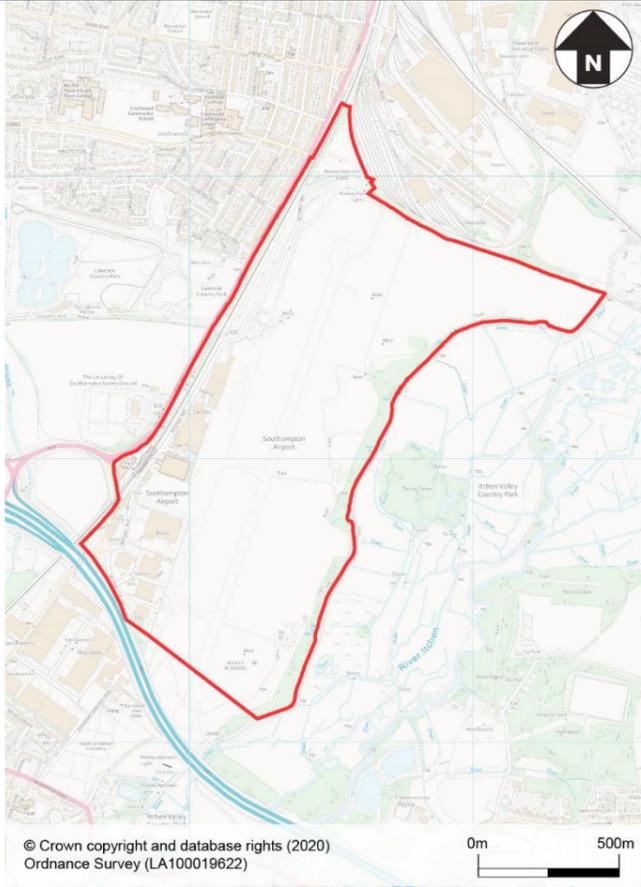
MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p>including student accommodation; and car parking to serve Eastleigh Station and the town centre;</p> <ul style="list-style-type: none"> ▪ <u>iii.</u> other employment uses in use classes B1 B2, B8 or E(g) ; and ▪ <u>iv.</u> a new access from Bishopstoke Road, or an improved access from Chickenhall Lane; <p><u>b.</u> provided that:</p> <ul style="list-style-type: none"> - <u>i.</u> a pedestrian/cycle link is provided across the railway between the site and Eastleigh Station and the town centre, and linked to a green route across the site to the Itchen valley; and - <u>ii.</u> Barton Road is retained in residential use. <p><u>c.</u> <u>provision should be made for the retention or relocation to an appropriate site within the wider policy area, or elsewhere in the borough, of the existing bus depot facility.</u></p> <p><u>2.</u> Development will be subject to the approval by the Borough Council of a development brief including a masterplan which addresses the foregoing requirements and the development criteria below.</p> <p><u>ii</u>a. Tower Lane area, as defined on the policies map, should be redeveloped for business and industrial uses including use classes B1(b) (business – research and development of products or processes), B1(c) (business – light industry), B2 (general industrial), and B8 (storage and distribution) and E(g)(ii)/(iii) (research and development/industrial process) uses.</p> <p><u>iii</u>b. land south of the sewage works as defined on the policies map should be developed for B2 and/or B8 uses, including waste management uses such as:</p> <ul style="list-style-type: none"> ▪ <u>i.</u> Sorting and recycling of waste materials including rail -aggregates; ▪ <u>ii.</u> Generation of renewable energy from waste materials (other than by incineration), e.g. by anaerobic digestion. The possibility of a combined heat and power plant serving other parts of Eastleigh River Side should be explored. <p><u>iv</u>c. <u>An area of approximately 19.0 ha at the railway works, as defined on the policies map, should be developed or redeveloped for business and/or industrial uses in use classes B1(b), B1(c), B2, and B8 and E(g) (ii)/(iii) (approximately 19,900 sq.m net additional floorspace), provided that it can be demonstrated to the satisfaction of the Borough Council that the land is not required, either now or in the longer term, for rail-related uses. Access to the site could be provided from Southampton Road via an improved Campbell Road bridge and a road link into the site. Improvements to the Campbell Road bridge should include pedestrian facilities.</u></p> <p><u>3.</u> Development Criteria:</p> <ul style="list-style-type: none"> a. Mixed-use schemes should include high quality employment opportunities sufficient to replace and where possible enhance any employment lost through redevelopment; b. The aggregates depots (crushed rock and rail ballast) shall be retained on the site in a 	

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		<p>location where they can continue to be served by rail;</p> <p>c. A route shall be reserved clear of development to enable the provision of a new link road <u>(the Chickenhall Lane link road)</u> in the longer term between Bishopstoke Road and Wide Lane, broadly as indicated on the policies map although the precise route will need to be determined as the site is developed. Where economically viable, parts of this route should be constructed as part of new site access arrangements, or contributions should be made towards its longer term provision. <u>Where there is a reasonable prospect of a full link road being viable and deliverable, development proposals should make a contribution towards the full link road proportionate to the traffic impact of that proposal and of any contributions / funding the applicant had already made to the road. Parts of this road should be constructed as part of the new site access arrangements.</u> In the meantime vehicular access to the various parts of the site shall be provided to the satisfaction of the Highway Authority, and contributions shall be made to the planned improvements to junction 5 of the M27, and improvements to other parts of the local road network including the Twyford Road roundabout in Eastleigh town centre, the junction of Chickenhall Lane and Bishopstoke Road and other junctions on Bishopstoke Road (see <u>policy policies E8 below, and FO7, section 6.4</u>);</p> <p>d. All new development should be of the highest quality, providing clear environmental benefits including enhancement of the eastern and southern approaches to Eastleigh town centre, and according with the design and sustainability principles set out in this Local Plan;</p> <p>e. Development shall take advantage of existing high quality public transport links and the proximity to the airport;</p> <p>f. There shall be no adverse impact on the sensitive nature conservation interests of the Itchen valley and development on any part of the site should not cause or increase adverse impacts on the River Itchen Site of Special Scientific Interest or Special Area of Conservation;</p> <p>g. The residential amenities of the occupiers of dwellings in Barton Road, Campbell Road and Southampton Road must not be adversely affected by activities in adjoining industrial areas, including through noise, light, air pollution, traffic generation or hours of working;</p> <p>h. The airport building height limits are respected, and development within the airport's Public Safety Zone, <u>as shown on the Policies Map</u>, is limited in accordance with the provisions of DfT Circular 01/2010 and any proposals for high density development adjacent to the PSZ does not significantly increase the net risks across the overall site;</p> <p>i. Any pollution, including contaminated land, shall be mitigated or remediated in accordance with policy DM8, Chapter 5; and</p> <p>j. In order to safeguard the continued operation of the Chickenhall Wastewater Treatment</p>	

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		<p>Works, no development sensitive to odours shall be located within the odour zone surrounding the works (to be determined by odour modelling in consultation with Southern Water).</p> <p><u>4. A site level Habitats Regulation Assessment is required to demonstrate how this site will be delivered without adverse effect on any European site.</u></p> <p>6.4.38 “Most of the existing buildings on the site are of some age. The Council continues to support the comprehensive regeneration of the site and adjoining sites (E7 and E9) by working with partners to deliver a new link road from Bishopstoke Road to Wide Lane, via Chickenhall Lane and the airport (<u>the Chickenhall Lane link road</u>). This would also help to remove traffic from the town centre. Detailed assessment has suggested that it may not be economically viable to construct the full road in the short term. However the full regeneration potential of Eastleigh River Side will not be realised without the provision of such a link, and its provision can be realised in stages with different phases of development. The Council therefore remains committed to working with partners to deliver the Chickenhall Lane Link Road <u>in phases with the first phase being those parts of the CLLR necessary to deliver the employment allocations.</u></p> <p>6.4.40 <u>The full link road is likely to be funded by a mixture of developer contributions and other sources (e.g. Government funding). An underlying principle is that each applicant should fund their share of the overall developer contributions proportionate to the transport effects of their development. A number of sites currently have no road access. Therefore in some cases an applicant may have already constructed a significant proportion of the link road to access that site. If at a later date they propose further development on a remaining phase of their site, the contribution they have already made to the construction of the link road will be taken into account to ensure this underlying principle is met.</u></p> <p><u>6.4.35 The new greenfield site allocated for employment development under Policy E6(2)(c) is one of a handful of strategic employment sites of sub-regional importance at Eastleigh River Side which form a key element of the Borough’s and sub-region’s future employment supply. As such it is considered important to retain this site (and those allocated under Policy E7 and E9(2)) for the employment uses specified in the policy. For this reason, planning permissions on these sites may be conditioned to restrict development to these specified uses in order to ensure these sites can continue to perform this strategically important economic role.</u></p>	
MM98	<p>Inset map for Policy E7</p> <p>Policy E7, Development opportunities adjoining Eastleigh River Side</p>	<u>Development opportunities adjoining Eastleigh River Side</u>	<p>No change to SA scores, but minor changes to justification.</p> <p>The SA justification for Policy E7 in relation to SA objective 3.2 should be updated to refer to the provision of approximately 34,000 sq.m. of employment uses at the site. The minor positive</p>

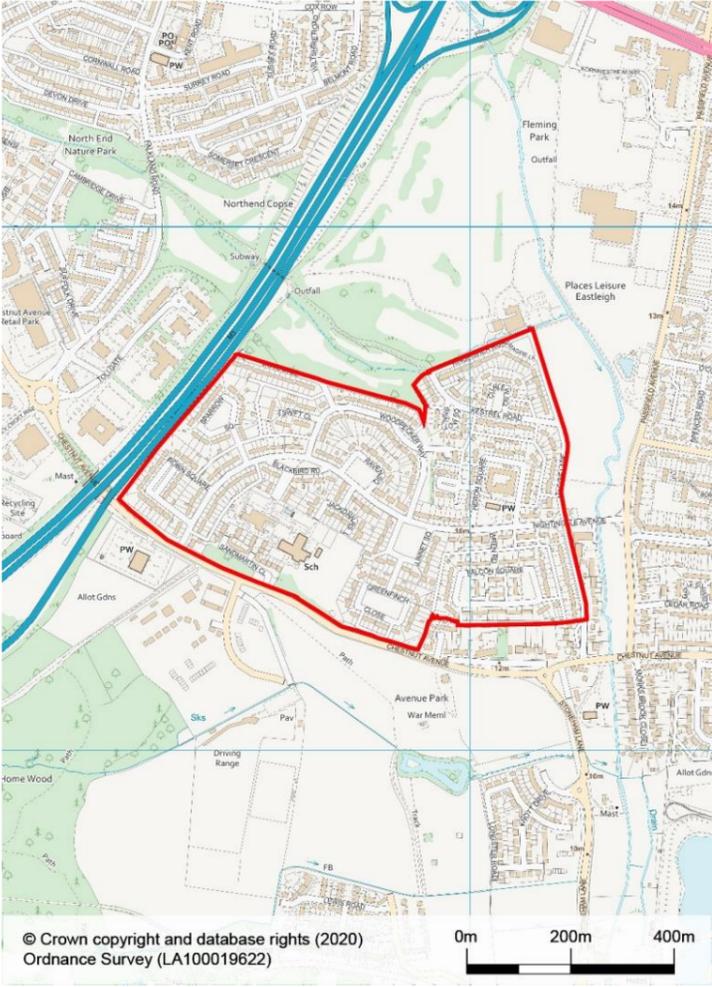
MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		 <p data-bbox="682 1350 1662 1381">Policy E7, Development opportunities adjoining Eastleigh River Side</p> <p data-bbox="682 1419 2053 1522">1. The development of approximately 9.6 <u>8.5</u> hectares of land to the east of the railway works as defined on the policies map will be permitted for <u>approximately 34,000 sq.m</u> of employment uses (in use classes B1(b), B1(c), B2, or B8 <u>or E(g)(ii)/(iii)</u>) subject to the following criteria:</p> <p data-bbox="682 1560 2071 1732"><u>iii. Contributions will be required for the delivery of the new Chickenhall Lane link road where viable. Where there is a reasonable prospect of a full link road being viable and deliverable, development proposals should make a contribution towards the full road link proportionate to the traffic impact of that proposal and of any contributions / funding the applicant had already made to the road. Parts of this road should be constructed as part of the new site access arrangements.</u></p> <p data-bbox="682 1797 2095 1862">Note: adjoining land in the ownership of Southampton Airport to the south of the railway works shall be developed in accordance with policy E9.</p>	<p data-bbox="2107 331 2795 399">effect recorded in relation to this SA objective will remain.</p>

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		<p>6.4.42 <u>The new greenfield site allocated for employment development under Policy E7 is one of a handful of strategic employment sites of sub-regional importance at Eastleigh River Side which form a key element of the Borough’s and sub-region’s future employment supply. As such it is considered important to retain this site (and those allocated under Policy E6(2)c and E9(2)) for the employment uses specified in the policy. For this reason, planning permissions on these sites may be conditioned to restrict development to these specified uses in order to ensure these sites can continue to perform this strategically important economic role.</u></p>	
MM99	<p>Paragraph 6.4.42</p> <p>Paragraph 6.4.43</p>	<p>6.4.4442 In addition to site-specific transport requirements such as the Northern Link Road <u>Chickenhall Lane link road</u> the ongoing work to prepare a Transport Assessment has identified a number of junctions in Eastleigh where traffic modelling has indicated improvements may be required to assist in mitigating existing and anticipated future traffic congestion.</p> <p>6.4.4543 “The Council’s current traffic modelling work on “do something” and “do more” scenarios is focused on seeking to maximise the benefits of the Northern Link Road <u>Chickenhall Lane link road</u> proposal, with the aim of reducing the required scope or removing the need for some of the schemes listed below..”</p>	None.
MM100	<p>Inset map for Policy E9</p> <p>Policy E9, Southampton Airport</p>	<p>Southampton Airport</p>	<p>No change to SA scores, but minor changes to justification.</p> <p>The SA justification for Policy E9 in relation to SA objective 3.2 should be updated to refer to the provision of approximately 78,000 sq.m. of employment uses at the site. The minor positive effect recorded in relation to this SA objective will remain.</p> <p>The SA justification for the policy in relation to SA objective 10.1 should make reference to the policy requirement for site level HRA to be undertaken to demonstrate how the site will be delivered without adverse effects on any European Site. The negligible effect recorded in relation to this SA objective will remain.</p>

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined> and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		 <p data-bbox="682 1165 1323 1218">© Crown copyright and database rights (2020) Ordnance Survey (LA100019622)</p> <p data-bbox="682 1281 1142 1323">Policy E9, Southampton Airport</p> <p data-bbox="682 1354 2095 1459"><u>1.</u> The Borough Council will continue to work with the operators of Southampton Airport to promote its viability, and will support the expansion of the airport’s operations and related development provided that the proposals:</p> <ul style="list-style-type: none"> <li data-bbox="682 1491 2095 1564"><u>ia.</u> are necessary for economic growth within the Borough or the improvement of airport operational efficiency, and passenger safety and convenience; <li data-bbox="682 1564 2095 1627"><u>ib.</u> would not physically or visually diminish the countryside <u>settlement</u> gap between Eastleigh and Southampton; <li data-bbox="682 1627 2095 1701"><u>ic.</u> are supported by transport assessments which confirm local network capacity and are consistent with the airport operators’ agreed Airport Surface Access Strategy; and <li data-bbox="682 1701 2095 1774"><u>id.</u> will not unacceptably increase noise and other environmental impacts on the Borough’s residents. <p data-bbox="682 1795 2095 1869"><u>2.</u> Approximately 21.6<u>19.5</u> hectares of land identified to the northeast of the runway as defined on the policies map may be developed for airport-related activities and/or <u>approximately 78,000 sq.m</u></p>	

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		<p><u>of employment uses in use classes B1(b), B1(c), B2, or B8, or E(g), subject to the following criteria:</u></p> <ol style="list-style-type: none"> a. any new vehicular access between the site and the public highway shall be provided to the satisfaction of the Highway Authority. The design and layout of new development shall not preclude but shall make allowances for the provision of a new Chickenhall Lane link road, with an alignment as indicated on the policies map or as agreed with the Borough Council and the Highway Authority; b. contributions will be required for the delivery of the new Chickenhall Lane link road where viable; Where there is a reasonable prospect of a full link road being viable and deliverable, development proposals should make a contribution towards the full road link proportionate to the traffic impact of that proposal and of any contributions / funding the applicant had already made to the road. Parts of this road should be constructed as part of the new site access arrangements.” and c. there shall be no adverse impact on the sensitive nature of conservation interests of the Itchen valley or the landscape setting of the Itchen Valley Country Park and the Itchen Way. Development on any part of the site should not cause, or increase adverse impacts on the River Itchen Site of Special Scientific Interest or Special Area of Conservation. <p><u>3. A site level Habitats Regulation Assessment is required to demonstrate how this site will be delivered without adverse effect on any European Site.</u></p> <p><u>6.4.55 The new greenfield site allocated for employment development under Policy E9(2) is one of a handful of strategic employment sites of sub-regional importance at Eastleigh River Side which form a key element of the Borough’s and sub-region’s future employment supply. As such it is considered important to retain this site (and those allocated under Policy E6(2)c and E7) for the employment uses specified in the policy. For this reason, planning permissions on these sites may be conditioned to restrict development to these specified uses in order to ensure these sites can continue to perform this strategically important economic role.</u></p>	
MM101	<p>Preceding sub-heading and paragraph 6.4.56</p> <p>Policy E10, Land south of M27, junction 5</p> <p>Paragraph 6.4.57</p>	<p>Land south of M27 junction 5</p> <p>6.4.56 To the south of junction 5 of the M27 there are areas of former playing fields. The Council is working with Southampton City Council to develop a FA Parklife Football hub. The Parklife programme was introduced to help address issues of poor pitch quality and this redevelopment will help make up for the loss of playing fields at Stoneyham Park and to help ensure sufficient stock of 3G pitches in the Borough. Planning Permission has been granted for three full sized floodlit 3G pitches and associated changing and parking facilities. Provision of such a facility is supported by the findings of the Sports Facility Needs Assessment and Playing Pitch Strategy Update.</p> <p>Policy E10, Land south of M27, junction 5</p>	Effects identified in relation to policy (E10) deleted from throughout the SA.

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		<p>Approximately 18.3 ha of land south of the M27 junction 5, as defined on the policies map, is allocated for the development of playing fields and any ancillary facilities that are required to serve this use. Future development must not adversely affect the existing public right of way that runs alongside parts this site and Stoneham Way.</p> <p>6.4.57—A site level Habitats Regulations Assessment will be required to demonstrate the detail of how this site will be delivered without adverse effect on any European site, with particular reference to the River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA and Ramsar, and impact on water, otters and the introduction of invasive non-native species.</p>	
MM102	<p>Preceding sub-heading</p> <p>Paragraph 6.4.58</p> <p>Paragraph 6.4.59</p> <p>Policy E11, Western extension to Lakeside Country Park</p> <p>Paragraph 6.4.60</p>	<p>To delete as follows:</p> <p>Lakeside Country Park</p> <p>6.4.58—Lakeside Country Park is located to the south of Eastleigh and comprises approximately 40 hectares of lakes, wet meadow and woodland. Created from former gravel works associated with the construction of the M27 motorway, the park is now a popular leisure attraction for local residents as well as providing important habitats for flora and fauna.</p> <p>6.4.59—Lakeside Country Park currently has limited accessibility from Stoneham Lane to the west of the site. An area of approximately 3.6 hectares is located between the Country Park and Stoneham Lane, comprising of woodland and wet meadows. Most of this area is liable to flood (Flood Zone 3) and thus has very limited development potential. It could however accommodate an extension to the country park to provide for some of the future open space needs and mitigate the impact of new development proposed within the vicinity of the site on the local biodiversity interest.</p> <p>Policy E11, Western extension to Lakeside Country Park, Eastleigh</p> <p>1. An area of approximately 3.6 hectares of land west of Lakeside Country Park and east of Stoneham Lane as defined on the policies map is allocated for open space provided that:</p> <p>i. a new footway and cycle path is provided on the northern part of the site to connect Stoneham Lane to the Lakeside Country Park; and</p> <p>ii. the biodiversity interest of the site is protected and enhanced.</p> <p>iii. a site level Habitats Regulation Assessment is required to demonstrate how this site will be delivered without adverse effect on any European site.</p> <p>6.4.60—A site level Habitats Regulations Assessment will be required to demonstrate the detail of how this site will be delivered without adverse effect on any European site. Particular reference should be made to the findings of the Habitats Regulation Assessment of the Local Plan with regards to the River Itchen SAC, the Solent Maritime SAC and the Solent and Southampton Water SPA and Ramsar site and the avoidance and mitigation measures identified. These include:</p>	<p>Effects identified in relation to policy (E11) deleted from throughout the SA.</p>

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		<p>a. careful design of new development, informing new residents and commitment to monitoring with regard to risk introducing invasive nonnative species</p> <p>b. adherence to a Construction Environmental Management Plan and utilisation of standard pollution control guidance with regard to impacts on water quality; and</p> <p>c. avoidance measures with regard to disturbance of otters and protection of watercourses to preserve the otter movement network</p>	
MM103	Preceding Policy E12 Aviary Estate, Eastleigh	<p>Add in inset map:</p> <p>Aviary Estate, Eastleigh</p> 	None.

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
MM104	<p>Policy AL1, Land east of Allbrook Way</p> <p>Paragraph 6.4.70</p>	<p>Policy AL1, Land east of Allbrook Way</p> <p>1. Approximately 7.76 hectares of land on sites east of Allbrook Way and west of Pitmore Road, as defined on the policies map is allocated for approximately 95 dwellings, public open space and a new link road connecting Pitmore Road with Allbrook Way <u>relief road to resolve the existing traffic constraints on Allbrook Hill</u>. Planning permission will be granted provided that detailed proposals accord with the development plan and meet the following specific development requirements:</p> <ul style="list-style-type: none"> ia. vehicular access shall be from Pitmore Road or off the new link road <u>relief road</u>; ii<u>b. adequate land across the site is safeguarded for a the new link relief road to address the existing traffic constraints on Allbrook Hill; and this road is implemented if a transport assessment demonstrates it is necessary for the development;</u> ii<u>c. the design of the buildings is of a high quality and is sympathetic to the character of the older parts of Allbrook;</u> iv<u>d. public open space and play space to serve the development shall be provided with connections to Lincolns Copse;</u> ve. the development shall retain the biodiversity interests of the site and provide buffers of up to 50m to the existing watercourse and undeveloped buffers to the south of Lincolns Copse and to the protected trees to the east; v<u>f. to preserve water quality and flows into the Lower Itchen, details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline or full planning permission; -stage</u> vii<u>g. ensure avoidance or mitigation of direct and indirect adverse impacts on habitats or species protected by legislation or identified as of principal importance within the NERC Act 2006 S41 lists and that there is a net gain in biodiversity;</u> viii<u>h. a site level Habitats Regulations Assessment is required to demonstrate how this site will be delivered without adverse effect on any European site;</u> ix<u>i. provision of pedestrian and cycle links, both within the site and to connect with the surrounding area;</u> x<u>j. contributions will be required for transport infrastructure;</u> xi<u>k. a highway and parking strategy shall be prepared and implemented in consultation with the Council and the highway authority designed to reduce traffic congestion on Allbrook Hill, enhance the amenities of existing occupiers and maintain highway safety; and</u> xii<u>l. occupation of the development shall be phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider; and the layout is planned to ensure future access to existing wastewater infrastructure for maintenance and upsizing purposes.</u> <p>6.4.6570 ‘ ...Residential properties adjoin to the east in Pitmore Road and to the south in Allbrook Hill. Allbrook Hill is a narrow and congested road with limited capacity for on-street car parking for existing residents. Development of the site should help to improve this situation. <u>Development should safeguard land for, and where necessary provide a new relief road to address the existing traffic situation on Allbrook Hill. The land is also required to provide the first phase of a new link</u></p>	<p>No change to SA scores, but minor changes to justification.</p> <p>The appraisal of the site through SA objective 6.2 in the SA recognised that there is potential for development to result in decreased water quality in the Lower Itchen. Therefore, an uncertain minor negative effect was identified without consideration for the policy text. This was amended to a negligible effect considering the mitigation contained in Policy AL1. Whilst there is no change to the SA scores, the SA justification should now reflect the requirement of the policy for occupation of the development to be phased to align with the delivery of any necessary wastewater network reinforcement. The SA justification should also be amended to refer to requirement for development to be provided in accordance with policy DM6, which will help to preserve water quality.</p>

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		road in connection with the proposed Strategic Growth Option, north of Bishopstoke/Fair Oak (see Policies S5 and S6).'	
MM105	Policy AL2, Land west of Allbrook Way Paragraph 6.4.73	<p>Policy AL2, Land west of Allbrook Way</p> <p>1. Approximately 4.2 hectares of land west of Allbrook Way and north of Knowle Hill, as defined on the policies map is allocated for approximately 45 dwellings. Planning permission will be granted provided that detailed proposals accord with the development plan and meet the following specific development requirements:</p> <p>ia. Vehicular access shall be from Knowle Hill;</p> <p>ii. Appropriate land is safeguarded for the construction of a new junction with Allbrook Way for the SGO link road which will cross land allocated under policy AL1 <u>Appropriate land is safeguarded if needed for the construction of a new junction with Allbrook Way for the relief road which will cross land allocated under Policy AL1;</u></p> <p>iii. Appropriate provision is made for the retention of existing public access rights across the site and to secure public access to the SINC woodland to the west;</p> <p>iv. The provision of contributions to, or delivery of, off-site highway improvements considered necessary to serve the development;</p> <p>v. The development shall avoid or adequately mitigate any direct or indirect adverse impacts on habitats or species protected by legislation or identified as of principal importance within the NERC Act 2006 S41 lists and shall deliver a net gain in biodiversity;</p> <p>vi. The biodiversity interests of the site shall be retained and appropriate buffers provided to protect the SINC, protected trees and other features of environmental significance (note: size of the buffers will depend on the outcome of the appropriate species and habitat surveys to be carried out and submitted with any planning application for the site);</p> <p>vii. To preserve water quality and flows into the Lower Itchen, details of Sustainable Urban Drainage <u>shall be provided in accordance with policy DM6 as part of any application for three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline or full planning permission;</u> stage</p> <p>viii. A site level Habitats Regulations Assessment is required to demonstrate how this site will be delivered without adverse effect on any European site;</p> <p>i. <u>The provision of an appropriate landscape scheme;</u></p>	<p>Update to SA scores recorded (SA objective 12.2).</p> <p>The appraisal of the site through SA objective 6.2 in the SA recognised that there is potential for development to result in decreased water quality in the Lower Itchen and the potential for adverse air quality and noise impacts arising from the M3 and A355. Therefore, an uncertain significant negative effect was identified without consideration for the policy text. This was amended to a negligible effect considering the mitigation contained in Policy AL2. The effects recorded in relation to this SA objective are still applicable, but the justification should now reflect the requirement of the policy for occupation of the development to be phased to align with the delivery of any necessary wastewater network reinforcement. The SA justification included should also be amended to refer to requirement for development to be provided in accordance with policy DM6 which will help to preserve water quality. The SA justification should still refer to the requirement of the policy for development to mitigate adverse air quality and/or noise impacts arising from the proximity of the M3 Motorway and/or Allbrook Way.</p> <p>The appraisal of the site through SA objective 12.2 reflects the sensitivity of the landscape to development and therefore an uncertain significant negative has been recorded without consideration for the mitigation contained in Policy AL2. The modification amends the policy to require proposals for the site to include the provision of an appropriate landscape scheme. Therefore, an uncertain minor negative effect should be recorded for the site in relation to this SA objective considering the mitigation contained in the policy.</p>

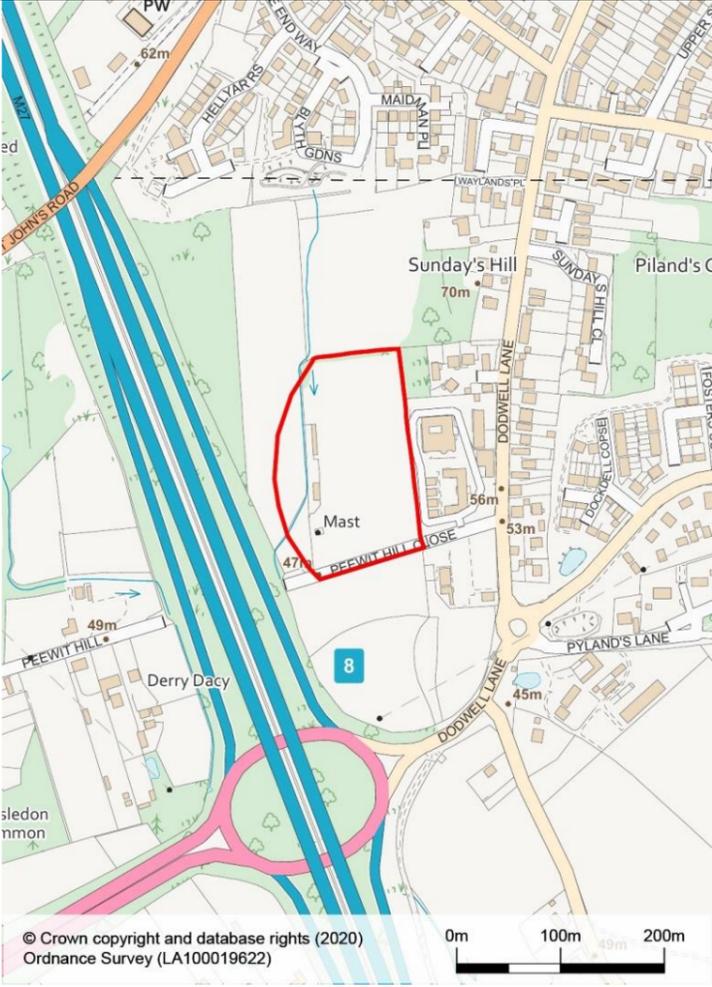
MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p>ixj. Provision of pedestrian and cycle links, both within the site and to connect with the surrounding area;</p> <p>xk. Implementation of appropriate measures to address any land contamination associated with former uses of the site; and</p> <p>xi. Implementation of appropriate measures to mitigate any adverse air quality and/or noise impacts arising from the proximity of the M3 Motorway to the west and/or Allbrook Way to the east;</p> <p>xii. Thorough exploration of the nature and extent of the underlying mineral resource and of the potential for the extraction of any viable deposits on the part of the site affected by minerals safeguarding; and</p> <p>xiii. <u>Provision of a connection to the sewerage system at the nearest point of connection as advised by Southern Water. Occupation of the development shall be phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider; and the layout is planned to ensure future access to existing wastewater infrastructure for maintenance and upsizing purposes.</u></p> <p>6.4.73— There is expected to be a new access to be provided on Allbrook Way through development of land to the east as part of a new road being planned in association with the proposed north of Bishopstoke / north & east of Fair Oak Strategic Growth Option (see policies S5 and S6). Land may need to be safeguarded within the site to allow the construction of the new link road junction with Allbrook Way.</p>	
MM106	Policy HE1, Land west of Woodhouse Lane, Hedge End	<p>1. An area of approximately 51.1 hectares of land west of Woodhouse Lane, Hedge End, as defined on the policies map is allocated for the development of approximately <u>605</u> 650 dwellings and community facilities including a new secondary school, a local centre, sports facilities available to the public within a Sports Hub and public open space. Planning permission will be granted provided that the detailed proposals comply with the development plan, and comply with an approved masterplan for the whole site which addresses the following requirements:</p> <p>ia. The provision of a range of housing types, size and tenures;</p> <p>ii. The provision of community facilities including a local centre, a seven-form entry secondary school (with space to expand to nine-form entry) and playing fields. The secondary school will be available for the community use of its buildings and open spaces by recognised sporting and community groups outside of school hours;</p> <p>iii. The provision of on-site public open space and play areas to serve the development;</p>	<p>No change to SA scores, but minor changes to justification.</p> <p>The appraisal of the site through SA objective 6.2 in the SA recognised that there is potential for development to result in decreased water quality and impacts on the AQMA at Botley Road / High Street. Therefore, an uncertain significant negative effect was identified without consideration for the policy text. This was amended to an uncertain minor negative effect considering the mitigation contained in Policy HE1. The effects recorded in relation to this SA objective are still applicable, but the justification should now reflect the requirement of the policy for occupation of the development to be phased to align with the delivery of any necessary</p>

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p>ivd. Safeguarding of land adjoining the Berrywood Meadows open space for improved sports facilities;</p> <p>ve. The retention of a countryside <u>settlement gap</u> to separate Boorley Green, Botley and Hedge End;</p> <p>vif. The provision of contributions towards the laying out of playing fields on the adjacent Berrywood Meadows public open space (land south west of the mature tree line across the site); (see policy DM34<u>DM36</u>)</p> <p>viiig. Safeguarding of land required for the Botley bypass (see policy BO5) and the provision of contributions to, or delivery of, off-site highway improvements considered necessary to serve the development as demonstrated by a Transport Assessment;</p> <p>viiih. The provision of vehicular access to the development from Woodhouse Lane;</p> <p>ixi. the retention of the existing Public Rights of Way through the site and the provision of pedestrian and cycle links and bridleways both within the site and to connect the site with the surrounding area;</p> <p>xj. protection and enhancement of the nature conservation interests of the sites, including the Bushy Copse SINC Conservation woodland and stream corridor including 20m buffers along all boundaries of the woodland and the stream;</p> <p>xik. avoiding development on areas of the site at risk of flooding;</p> <p>xiii. To preserve water quality and flows into Woodhouse Gully details of Sustainable Urban Drainage <u>shall be provided in accordance with policy DM6 as part of any application for three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline or full planning permission; stage</u></p> <p>xiiim. ensure avoidance or mitigation of direct and indirect adverse impacts on habitats or species protected by legislation or identified as of principal importance within the NERC Act 2006 S41 list, that the Railway and Wildern Priority Biodiversity Links that interlace the site are kept open for wildlife dispersal and that there is a net gain in biodiversity</p> <p>xivn. the provision of a landscape setting for the development, including buffer planting on Woodhouse Lane frontage, landscape treatment of the corridor adjacent to the railway line and maintaining and reinforcing existing boundary hedgerows, tree belts and woodland;</p> <p>xvo. a thorough examination of the potential for the re-location of the overhead power lines within the site, in order to maximise the site's development potential;</p>	<p>wastewater network reinforcement. The SA justification should also be amended to refer to requirement for development to be provided in accordance with policy DM6 which will help to preserve water quality. The uncertain minor negative effect is reflective of the remaining potential adverse effects on the AQMA, given that the policy does not outline specific mitigation requirements in relation to this issue.</p>

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p>xvii. ensuring an acceptable noise environment for new homes through appropriate siting of development and the provision of suitable noise mitigation measures, in light of the adjacent railway line and the proposed school;</p> <p>xviii. a thorough examination of the potential for incidental minerals recovery for that part of the site within the Minerals Safeguarding Area;</p> <p>xviiii. <u>Provision of a connection to the sewerage system at the nearest point of connection, as advised by Southern Water. Occupation of the development is phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider, and layout is planned to ensure future access to the existing water infrastructure for future maintenance and upsizing purposes.</u></p>	
MM107	Policy HE2, Land at Sundays Hill and Land north of Peewit Hill Close	<p><u>1.</u> An area of approximately 4.2ha of land on the southern side of St Johns Road Phase 1 residential development and the northern side of Peewit Hill Close, as defined by the policies map, is allocated for development to include approximately 106 dwellings. Planning permission will be granted provided that the detailed proposals comply with the development plan, and comply with an approved masterplan for the whole site which addresses the following specific requirements:-</p> <p><u>ia.</u> The provision of a range of housing types, sizes and tenures;</p> <p><u>ib.</u> The provision of on-site public open space and play areas, to serve the development providing it is kept outside the natural woodland areas, the headwaters and the buffers for Badnum Creek;</p> <p><u>ic.</u> To preserve water quality and flows into the headwaters and Badnum Creek the following studies and information will be required for the HRA:</p> <p><u>ai.</u> A thorough hydrological survey of the water flow across the site</p> <p><u>aii.</u> A full exploration of the headwater system taking account of impacts from phase 1, chemical and water quality testing, and suggesting any remediation that can be provided and how the remaining headwater habitat can be retained and protected</p> <p><u>aiii.</u> details of Sustainable Urban Drainage with three forms of naturalised filtration and maintenance of runoff at greenfield rates shall be provided in accordance with policy DM6.</p> <p><u>ivd.</u> Ensure avoidance or mitigation of direct and indirect adverse impacts on habitats or species protected by legislation or identified as of principal importance within the NERC Act 2006 S41 lists or habitats that support the adder populations on site, that routes remain open along the M27 Priority Biodiversity Link for species dispersal and ensure that there is a net gain in biodiversity;</p> <p><u>ve.</u> Opportunities will be taken to create and enhance habitat connectivity within the M27 Priority Biodiversity Link to the west to ensure this corridor remains open for wildlife dispersal;</p>	<p>No change to SA scores, but minor changes to justification.</p> <p>The appraisal of the site through SA objective 6.2 in the SA recognised that there is potential for development to result in decreased water quality at Badnum Creek. Therefore, an uncertain minor negative effect was identified without consideration for the policy text. This was amended to a negligible effect considering the mitigation contained in Policy HE2. Whilst there is no change to the SA scores, the SA justification should now reflect the requirement of the policy for occupation of the development to be phased to align with the delivery of any necessary wastewater network reinforcement. The SA justification should also be amended to refer to requirement for development to be provided in accordance with policy DM6 which will help to preserve water quality.</p>

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p>vif. The provision of pedestrian and cycle links both within the site and to connect the site with the surrounding area;</p> <p>viiig. The provision of a good quality landscape setting for the development (including retention and buffering of the headwaters and Badnum Creek. The creek should be buffered by at least 20m landscape treatment for the proposed link road) and retaining, maintaining and reinforcing existing boundary hedgerows, tree belts and woodland;</p> <p>viiih. Ensuring an acceptable noise and air environment for new homes through appropriate siting of development and the provision of suitable noise and air mitigation measures, in light of the proposed link road (Policy <u>policy HE2</u>), the M27 and the proposed employment uses (Policy <u>policy HE3</u>); and</p> <p>ixi. <u>Provision of a connection to the sewerage system at the nearest point of connection as advised by Southern Water. Occupation of the development is phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider.</u></p>	
MM108	Policy HE3, Land at Home Farm, St John's Road, Hedge End	<p><u>1.</u> An area of approximately 0.6ha to the west of Hedge End, as defined on the policies map, is allocated for development to include approximately 16 dwellings. Planning permission will be granted provided that the detailed proposals comply with the development plan, and comply with an approved masterplan for the whole site which addresses the following specific requirements:-</p> <p><u>ia.</u> A range of housing types, sizes and tenure;</p> <p><u>iiib.</u> The provision of vehicular access from St John's Road;</p> <p><u>iiic.</u> The provision of contributions to, or delivery of, off-site highway improvements considered necessary to serve the development;</p> <p><u>ivd.</u> The provision of pedestrian and cycle links both within the site and to connect the site with the built-up area of Hedge End, with development permitted on adjacent sites and over the motorway to Southampton in accordance with Policy <u>strategic policy S12 (o) S13 (xv)</u>;</p> <p><u>ve.</u> To preserve water quality and flows details of Sustainable Urban Drainage <u>shall be provided in accordance with policy DM6 as part of any application for three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline or full planning permission</u>; -stage</p> <p><u>vif.</u> Ensure avoidance or mitigation of direct and indirect adverse impacts on habitats or species protected by legislation or identified as of principal importance within the NERC Act 2006 S41 lists and that there is a net gain in biodiversity;</p> <p><u>viiig.</u> The provision of a good quality landscape setting for the development and the adjacent permitted development and maintaining and reinforcing existing boundary planting compatible with planned adjoining uses and minimising impacts on protected trees;</p>	<p>No change to SA scores, but minor changes to justification.</p> <p>The appraisal of the site through SA objective 6.2 in the SA recognised that there is potential for development to result in decreased water quality at Badnum Creek. Therefore, an uncertain minor negative effect was identified without consideration for the policy text. This was amended to a negligible effect considering the mitigation contained in Policy HE2. Whilst there is no change to the SA scores, the SA justification should now reflect the requirement of the policy for occupation of the development to be phased to align with the delivery of any necessary wastewater network reinforcement. The SA justification should also be amended to refer to requirement for development to be provided in accordance with policy DM6 which will help to preserve water quality.</p>

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p>viii<u>h</u>. Ensuring an acceptable noise environment for new homes through appropriate siting of development and the provision of suitable noise mitigation measures, in light of the proximity of the M27 Motorway to the west;</p> <p>ix<u>i</u>. Implementation of appropriate measures to mitigate any adverse air quality impacts arising from the proximity of the M27 Motorway to the west;</p> <p>x<u>j</u>. Thorough exploration of the nature and extent of the underlying mineral resource and of the potential for the extraction of any viable deposits on the part of the site affected by minerals safeguarding;</p> <p>xi<u>k</u>. Implementation of appropriate measures to address any land contamination associated with former uses of the site; and</p> <p>xii<u>i</u>. <u>Provision of a connection to the sewerage system at the nearest point of connection as advised by Southern Water. Occupation of the development is phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider.</u></p>	
MM109	<p>Inset map for Policy HE4</p> <p>Policy HE4, Land off Peewit Hill Close and Dodwell Lane</p>	<p>To add in inset map and amend policy as follows:</p> <p>Land off Peewit Hill Close and Dodwell Lane</p>	<p>Update to SA scores recorded (SA objective 3.4).</p> <p>Amendment to SA scores to be align with SA assumptions (SA objective 7.1 and SA objective 11.3).</p> <p>The amendment to the site boundary has not resulted in any substantial changes in the proximity of the site to services and facilities, transport links or sensitive receptors as to require any updates to effects recorded for the site.</p> <p>Furthermore, while there has been a change in the policy to specify that the site is allocated for approximately 9,200 sq.m. of employment uses in use classes B8 and E(g)(ii)/(iii) and this should be referred to in justification text for SA objective 3.2, the minor positive effect recorded in relation to this objective remains correct. The site allocated through the policy would still contribute positively to meeting the need for new industrial, office or warehousing floorspace. The amendment removes some of the previously developed land from the site to the south of the Peewit Hill Close, but an area of previously developed land is also present to the north of this road within the</p>

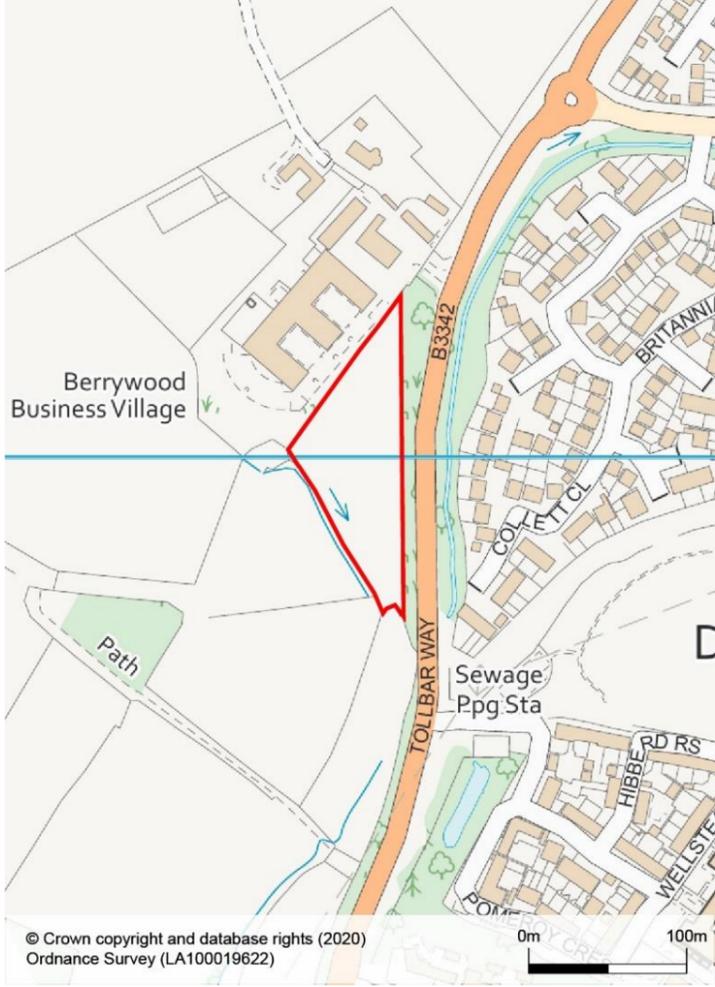
MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		 <p data-bbox="685 1352 1486 1381">Policy HE4, Land off Peewit Hill Close and Dodwell Lane</p> <p data-bbox="685 1423 2077 1520">1. Approximately 3.6–2.3 hectares of land off Peewit Hill Close and Dodwell Lane, as defined on the policies map, is allocated for <u>approximately 9,200 sq.m</u> of employment uses in use classes B4b, B4c and B8 and E(g)(ii)/(iii) subject to the following requirements:</p> <p data-bbox="685 1591 2018 1730">a. <u>In accordance with the sequential approach, major office development (greater than 1,000 sq.m gross) will only be supported if there are no suitable, available or viable alternative sites available in either Eastleigh town centre, the wider Eastleigh urban renaissance quarter, at Eastleigh River Side, (Southampton Airport), or in district and local centres.</u></p> <p data-bbox="685 1768 2077 1831">ib. the development provides the remainder of the new road link between the southern boundary of the residential allocation to the north (policy HE2) and Dodwell Lane;</p>	<p data-bbox="2113 336 2795 470">updated site boundaries. Therefore, the mixed uncertain minor positive effect and minor negative effect is still applicable in relation to SA objective 5.3.</p> <p data-bbox="2113 504 2795 1016">The policy was appraised as having uncertain minor positive effects in relation to SA objective 7.1 and minor positive effect in relation SA objective 11.3. In line with the SA assumptions the effect relating to SA objective 11.3 should have been recorded as uncertain minor positive. These effects reflected the requirement of the policy for a landscape screen to be provided around the southern portion of the site which could help to enhance green infrastructure in the area. These effects are still applicable, however, the SA justification in relation to these SA objectives should be updated to remove reference to the southern portion of the site, as to reflect the proposed modification.</p> <p data-bbox="2113 1050 2795 1318">The justification text for SA objective 12.2 should also now refer to requirement of the amended policy to incorporate appropriate landscape screening, in the interests of maintaining visual amenity. The negligible effect is still applicable considering that the policy does not require any enhancement of the visual amenity of the local area.</p> <p data-bbox="2113 1352 2795 1730">The appraisal of SA objective 3.4 should also be updated to reflect the requirement of the policy to allow major office development at the site, only if there are no alternative sites in Eastleigh town centre, the wider Eastleigh urban renaissance quarter, at Eastleigh River Side, (Southampton Airport) or in district and local centres. This approach should help to protect the viability of these centres and therefore the negligible effect recorded in the SA in relation to this SA objective should be amended to a minor positive effect.</p>

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		<p>ii<u>c.</u> access to the site is from the new road link;</p> <p>iii<u>d.</u> the use of the site is compatible with neighbouring residential uses and does not affect their residential amenities by adding to noise or light pollution, air pollution, traffic or by hours of working;</p> <p>iv<u>e.</u> <u>appropriate a landscape screening screen is provided in the interests of maintaining visual amenity around the southern portion of the site which is currently visually exposed from the eastbound motorway off slip and junction 8;</u></p> <p>v<u>f.</u> the development is built to a high standard of design compatible with its location on the southern side of Hedge End at an <u>within proximity to the</u> entry point to the settlement; and</p> <p>vi. <u>provision of a connection to the sewerage systems at the nearest point of adequate capacity as advised by Southern Water.</u></p> <p>vii<u>g.</u> a site level Habitats Regulation Assessment is required to demonstrate how this site will be delivered without adverse effect on any European site.</p>	
MM110	Policy HE5, Land at Netley Firs, Kanes Hill, Hedge End, first paragraph	<u>Land at Netley Firs, Kanes Hill, Hedge End</u>	<p>No updates to SA scores but minor updates to justification.</p> <p>The SA justification for Policy HE5 should be updated to refer to approximately 7,200 sq.m. of employment use where 1.8ha of employment floorspace was referred to previously. The effects recorded in relation to the relevant SA objectives 3.1 (e) (negligible), 3.2 (minor positive) and 3.3 (negligible) will remain the same.</p>

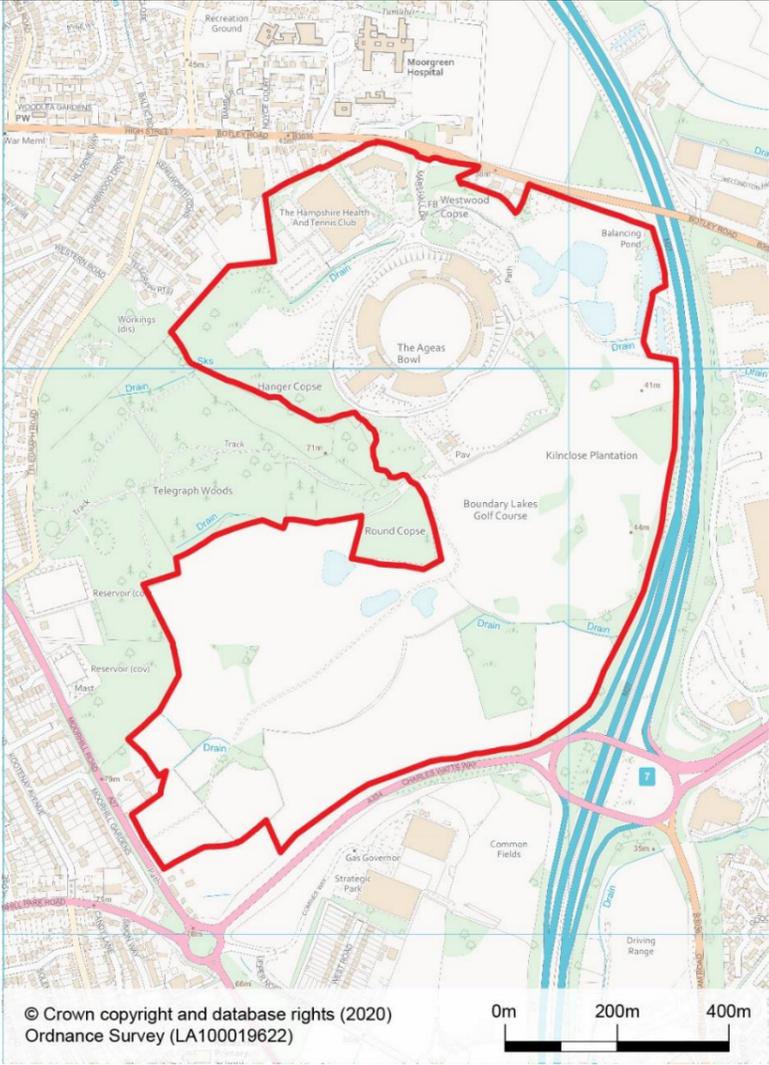
MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined> and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
	Policy HE7, Land at Kanes Hill, Hedge End	<p>Delete policy (deletion to policy HE7 reference to also apply in paragraph 6.5.14 and the “List of proposed policies” included as part of the Appendices):</p> <p>Policy HE7, Land at Kanes Hill, Hedge End</p> <p>Cemetery provision on land to the east of Kanes Hill, Hedge End as identified on the policies map will be permitted subject to the provisions of policy DM39, Chapter 5. Landscape screening may be required to protect the amenity of surrounding uses and provide a suitable context for the development.</p>	
MM112	<p>Sub-heading and inset map for Policy WE1</p> <p>Policy WE1, Chalcroft Business Park, Burnetts Lane, West End, new criterion to follow first paragraph</p>	<p><u>Chalcroft Business Park, Burnetts Lane, West End</u></p>  <p>Policy WE1, Chalcroft Business Park, Burnetts Lane, West End</p>	<p>No change to SA scores, but minor changes to justification.</p> <p>The modification amends the policy to address the appropriateness for major office development at the site. The SA recorded a significant positive effect in relation to SA objective 3: economy given that it is likely to allow growth of existing businesses and regeneration at Chalcroft Business Park. This significant positive effect is still applicable, however the SA justification should be updated to be updated to reflect the requirement of the policy to allow major office development at the site, only if there are no alternative sites in Eastleigh town centre, the wider Eastleigh urban renaissance quarter, at Eastleigh River Side, (Southampton Airport) or in district and local centres. This approach should help to protect the viability of these centres. SA objectives 4: road traffic/ congestion and 8: climate change mitigation have been appraised as mixed minor positive and minor negative through the SA. These effects are still applicable given that the site is in relatively close proximity to existing public transport links (Hedge End rail station and a semi-frequent bus route) but considering that more employment opportunities at the site may lead to an increase in employees travelling to and from the site. The policy now supports major office development at the town centre and other larger employment sites in the Borough before considering this type of development at Chalcroft Business Park. These areas are more likely to be accessible for a larger</p>

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p><u>1. Proposals for the alteration, extension, change of use or redevelopment of existing land and buildings within the Chalcroft Business Park (as defined on the policies map) for class B1b, B4c, B2, and B8 and <u>E(g)(ii)/(iii)</u> uses will be permitted if all of the following criteria are met:</u></p> <p><u>a. In accordance with the sequential approach, major office development (use class <u>E(g)(i)</u> (greater than 1,000 sq.m gross) will only be supported if there are no suitable, available or viable alternative sites available in either Eastleigh town centre, the wider Eastleigh urban renaissance quarter, at Eastleigh River Side, (Southampton Airport) or in district and local centres.</u></p> <p>b. a new road is built as shown on the policies map to serve the Chalcroft Business Park and the new development west of Horton Heath; and</p> <p>c. development would not adversely affect the adjoining Round Copse or Chalcroft Business Park sites of importance for nature conservation.</p> <p>2. A site level Habitats Regulation Assessment is required to demonstrate how this site will be delivered without adverse effect on any European site.</p>	<p>number of residents by public and active transport than the Chalcroft site. This could help to help to limit any substantial increase in the number of journeys being made by private vehicle for work in the Borough and the justification text for SA objectives 4: road traffic/ congestion and 8: climate change mitigation should be updated to reflect this.</p>
MM113	<p>Sub-heading and inset map for Policy WE2</p> <p>Policy WE2, Land adjoining the Chalcroft Business Park</p>	<p>Land adjoining the Chalcroft Business Park</p>	<p>Update to SA scores recorded (SA objective 3.4).</p> <p>The modification amends the amount of the employment floorspace to be provided to approximately 6,400 sq.m. and this should be reflected through the appraisal of SA objective 3.2. The SA appraised the site as providing 1.6ha of additional employment floorspace but this has now been updated. The minor positive effect recorded in relation to this SA objective will still be applicable. The appraisal of SA objective 3.4 should also be updated to reflect the requirement of the policy to allow major office development at the site, only if there are no alternative sites in Eastleigh town centre, the wider Eastleigh urban renaissance quarter, at Eastleigh River Side, (Southampton Airport) or in district and local centres. This approach should help to protect the viability of these centres and therefore the negligible effect recorded in the SA in relation to this SA objective should be amended to a minor positive effect.</p>

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined> and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		 <p>Policy WE2, Land adjoining the Chalcroft Business Park</p> <p><u>1.</u> A site of approximately 1.6 hectares between the Chalcroft Business Park and Burnetts Lane is allocated for <u>approximately 6,400 sq.m</u> of employment development in use classes B1(b), B1(c) and B8 and <u>E(g)(ii)/(iii)</u> provided that:</p> <ul style="list-style-type: none"> ia. a new road is built as shown on the policies map to serve the Chalcroft Business Park and the new development west of Horton Heath; iib. the site is served by a shared access with the rest of the Chalcroft Business Park; iiic. the use of the site does not adversely affect the residential amenities of adjoining dwellings within the Chalcroft Business Park, or opposite the site on Burnetts Lane; ivd. the development would have no unacceptable adverse impact on the adjoining Chalcroft Business Park Site of Importance for Nature Conservation or existing mature trees within and bordering the site; and 	

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p>ve. a substantial landscape screen is provided fronting Burnetts Lane to help screen the development from the dwellings on the opposite side of the lane.</p> <p>2. <u>In accordance with the sequential approach, major office development (use class E(g)(i)) (greater than 1,000 sq.m gross) will only be supported if there are no suitable, available or viable alternative sites available in either Eastleigh town centre, the wider Eastleigh urban renaissance quarter, at Eastleigh River Side, (Southampton Airport) or in district and local centres.</u></p> <p>3. A site level Habitats Regulation Assessment is required to demonstrate how this site will be delivered without adverse effect on any European site.</p>	
MM114	<p>Sub heading and inset map for Policy WE3</p> <p>Policy WE3, Land west of Tollbar Way and south of Berrywood Business Park, Hedge End</p>	<p>Land west of Tollbar Way and south of Berrywood Business Park, Hedge End</p>  <p>Policy WE3, Land west of Tollbar Way and south of Berrywood Business Park, Hedge End</p>	<p>Update to SA scores recorded (SA objective 3.4).</p> <p>The modification amends the amount of the employment floorspace to be provided to approximately 3,200 sq.m. and this should be reflected through the appraisal of SA objective 3.2. The SA appraised the site as providing 0.8ha of additional employment floorspace but this has now been updated. The minor positive effect recorded in relation to this SA objective will still be applicable. The appraisal of SA objective 3.4 should also be updated to reflect the requirement of the policy to allow major office development at the site, only if there are no alternative sites in Eastleigh town centre, the wider Eastleigh urban renaissance quarter, at Eastleigh River Side, (Southampton Airport) or in district and local centres. This approach should help to protect the viability of these centres and therefore the negligible effect recorded in the SA in relation to this SA objective should be amended to a minor positive effect.</p>

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		<p><u>1.</u> An area of approximately 0.8 hectares of land west of Tollbar Way and south of Berrywood Business Park, Hedge End, as defined on the policies map is allocated for <u>approximately 3,200 sq.m of employment development</u> use-subject to the following conditions:</p> <p><u>ia.</u> the site is developed for employment in use classes <u>B1b, B1c and B2 and E(g)(ii)/(iii)</u> compatible with the existing employment uses on the adjoining Berrywood Business Park;</p> <p><u>ib.</u> access shall be via the existing access serving the larger site on Tollbar Way;</p> <p><u>iiic.</u> the development is of a high quality compatible with the adjoining buildings on the Berrywood Business Park; and</p> <p><u>ivd.</u> the existing hedgerow fronting Tollbar Way is retained and reinforced with additional landscape planting.</p> <p><u>2.</u> <u>In accordance with the sequential approach, major office development (use class E(g)(i)) (greater than 1,000 sq.m gross) will only be supported if there are no suitable, available or viable alternative sites available in either Eastleigh town centre, the wider Eastleigh urban renaissance quarter, at Eastleigh River Side, (Southampton Airport) or in district and local centres.</u></p>	
MM115	<p>Inset map for Policy WE4</p> <p>Policy WE4, Land at Ageas Bowl and Tennis Centre, Botley Road, West End</p> <p>Paragraph 6.5.59</p> <p>Paragraph 6.5.60</p>	<p>The Ageas Bowl and Tennis Centre, Botley Road (recreation)</p>	<p>Update to SA scores recorded (SA objective 1: Housing, SA objective 2: Community health (significant positive effect now identified) and SA objective 10: Biodiversity and geodiversity) and supporting text.</p> <p>The modification allows for residential development in the north west corner of the site, therefore it could contribute towards meeting the Borough's housing need. As the policy does not specify the amount or type of residential development to come forward, minor positive uncertain effects are now identified for SA objective 1: Housing (this was previously negligible as no residential development was expected to be delivered on the site). (Note that, whilst the 2019 SA Addendum included an assessment for residential development at 'Land at The Ageas Bowl', this is not the same location where residential development is permitted in this modification and therefore the assessment in the 2019 SA Addendum is not relevant here).</p> <p>The modification goes further in promoting physical activity, by supporting development that meets the sporting needs in the Borough and wider area. As such, effects on SA objective 2: Community health are now expected to be</p>

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		 <p data-bbox="685 1333 1454 1396">© Crown copyright and database rights (2020) Ordnance Survey (LA100019622)</p> <p data-bbox="685 1423 1780 1459">Policy WE4 – Land at Ageas Bowl and Tennis Centre, Botley Road, West End</p> <p data-bbox="685 1486 2071 1696"> 1. Proposals for the development of further sports and recreational facilities at the Ageas Bowl and Tennis Centre will only be permitted if they conform to all the following criteria: <u>Development will be supported where it facilitates the site’s important role in meeting sporting needs in the Borough and wider area; complements the high quality design and open setting of the site; and protects the countryside gap. Taking these aims into account, development will be permitted if it meets all of the following criteria:</u> </p> <p data-bbox="685 1724 2012 1854"> ii)a. <u>Any Buildings or structures must be appropriate in scale, form and location to the predominantly green and open character of the area, taking account of the different characteristics of the site;</u> and should only be visible from the surrounding area in the context of the wider landscape setting; </p>	<p data-bbox="2107 336 2795 504">significant positive, rather than minor positive. Limiting the number of non-sporting events is also likely to contribute to protecting the amenity of nearby homes and any new residential development.</p> <p data-bbox="2107 535 2795 808">The modification states that there will be no adverse impact on the SINC and that floodlight proposals would not impact that designation or protected/priority species. As such, the score for SA objective 10: Biodiversity and geodiversity has changed from minor negative uncertain to mixed minor positive and uncertain minor negative effects.</p> <p data-bbox="2107 840 2795 1008">Supporting text for SA objective 3: Economy should be amended to acknowledge that the modification now allows leisure, hotel and/or office/research use, although this will not affect the SA scoring.</p> <p data-bbox="2107 1039 2795 1354">Supporting text for SA objective 12: Landscape and townscape should be amended to recognise the need for development to complement the high quality design and open setting of the site, including protecting the countryside gap, constitute high quality design and distinct individual buildings, as well as including boundary treatment that creates a distinctive, green and open setting.</p> <p data-bbox="2107 1386 2795 1480">Supporting text should now refer to measures in the policy to ‘protect and enhance’, rather than ‘minimise’ landscape impacts.</p>

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		<p>iii<u>b.</u> Development must be of a high quality layout and design, with <u>Development achieves a high quality design by paying</u> careful attention to detailing, hard landscaping and planting;</p> <p>ic. <u>Development must be for Outside the urban edge (as defined by the policies map) development is for outdoor sports / or recreational purposes only or for buildings strictly ancillary to such uses (including ancillary facilities of appropriate location, scale and design to protect the countryside gap, such as a golf clubhouse);</u></p> <p><u>d. Inside the urban edge (as defined by the policies map) development is for outdoor or indoor sports / recreation; leisure; hotel or office/research use provided that:</u></p> <ul style="list-style-type: none"> <u>i. Any development creates a high quality of design and takes the form of distinctive individual buildings each set within an open and high quality landscape setting; the extent of development and the boundary treatment of that development (built design and landscape) creates a high quality, distinctive, green and open setting to the Ageas Bowl;</u> <u>ii. In addition to meeting criterion d i., any residential development is located solely in the north west corner of the site (as defined on the policies map); the development provides an appropriately designed access directly to / from the settlement of West End rather than via Marshall Drive for pedestrians / cyclists and also, unless demonstrated otherwise, for vehicles; and the layout and design of the development ensures an appropriate level of residential amenity in respect of the cricket ground and events venue;</u> <u>iii. enables the enhancement of sporting facilities on the site;</u> <u>iv. does not compromise the function of the Ageas Bowl as an international cricket ground and events location;</u> <p><u>e. Any leisure, hotel or office / research use meets the sequential test by demonstrating there are no suitable, available and viable sites in city, town or district centres;</u></p> <p>iv<u>f.</u> Proposals for floodlighting on any part of the site (excluding cricket) must be of a scale, form, location and luminosity that would not affect the predominately open character of the area or the biodiversity interests of the adjacent SINC or protected / priority species. The hours of use of any floodlighting may be limited in order to minimise its impact on nearby residential property;</p> <p><u>g. The number of non-sporting events such as concerts, and their operation (including hours of operation) will be strictly controlled and any intensification of sporting events managed where practicable in-order to minimise the impact on nearby residential properties;</u></p> <p>v<u>h.</u> Proposals must be accompanied by satisfactory arrangements for vehicular access from Botley Road and must include provision for improved facilities for pedestrians, cyclists and public transport;</p>	

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		<p>vii. Any areas of the site to be used for <u>temporary or occasional</u> or short term car parking must be provided with an appropriate soft surface <u>treatment</u>, be well landscaped and not used for any purposes other than car parking;</p> <p>viii. Any proposals must ensure that Surface water drainage will not increase flood risks downstream and within the river corridor; and</p> <p>ix. That There will be no adverse impact on the adjacent Telegraph Woods SINC where contributions will be required towards its maintenance. <u>with appropriate environmental buffers from development.</u></p> <p>6.5.5659 The Ageas Bowl (formerly the Rose Bowl), the tennis centre and golf course at West End have seen significant development in recent years. The Council is keen to ensure the success of these facilities whilst maintaining the generally green, open, landscaped character of the area. <u>Outside of the urban edge uses will be restricted to outdoor leisure / recreational uses or ancillary facilities to protect the countryside gap and wider landscape setting of the site. Within the urban edge a greater range of development will be supported provided it is of a use and form which contributes to the overall concept of a leisure and sporting led venue with high quality buildings set within an open and green context.</u> The use of the present facilities causes traffic congestion on occasions, and enhanced provision for pedestrians, cyclists and public transport will be required in conjunction with any additional development. <u>Residential development will present a range of additional issues which will require careful consideration in accordance with the policy. Residential development could only be supported on the part of the site identified by the policies map to the south of the Pitters development, so that it does not affect the setting of the wider site and connects directly to the existing settlement. (Other uses supported by the policy within the urban edge can also be located within this residential area as part of a mixed use scheme). The green open space required with any residential development can be considered adjacent to and outside of the designated residential area, if it relates to the boundary treatment to create the high quality and distinctive setting to the Ageas Bowl. All other open space required in accordance with criterion 4a will fall within the designated residential area. The existing access via Marshall Drive does not provide a direct route to West End and forms a separate access to the Ageas Bowl site which has a very different character to existing residential areas. A new appropriately designed pedestrian / cycle route providing a more direct connection to West End centre and to integrate new with existing residential communities will therefore be required. If the Pitters site were to be redeveloped in the future, this is likely to create the most direct and appropriate route. For the same reasons, and also because Marshall Drive is heavily used on match and events days, it may also be necessary for an alternative vehicular route to be created via any future redevelopment of the Pitters site. The necessity for and deliverability of an alternative vehicular route will be considered at the planning application stage.</u></p> <p><u>The provision of any residential development on the site will increase the potential for impacts on residential amenity. Any residential development should not compromise the existing function of the Ageas Bowl.</u></p> <p>6.5.5760 The following policy <u>Policy WE4</u> allows for reasonable additional development, adaptation and change, whilst maintaining outdoor recreational activities as the primary uses of the area, and</p>	

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		<p>seeking to ensure that any development is of the highest quality. <u>Areas used for temporary or occasional car parking should not include any hardstanding or gravelled areas. Any surface treatment should blend into the landscape. Development should achieve a net gain in biodiversity as set out in policy DM11 and with reference to the site's Natural Environment Delivery Plan.</u></p>	
MM116	<p>Policy BO1, Land south of Maddoxford Lane and east of Crows Nest Lane</p> <p>Paragraph 6.5.76</p>	<p><u>1.</u> An area of land to the south of Maddoxford Lane and the east of Crows Nest Lane, as defined on the policies map, is allocated for the development of <u>approximately at least 30 dwellings.</u></p> <p><u>2.</u> Planning permission will be granted provided that the detailed proposals comply with the Development Plan and address the following specific requirements:</p> <p><u>ia.</u> the provision of housing of a range of type, size and tenure;</p> <p><u>iiib.</u> access shall be made from Maddoxford Lane;</p> <p><u>iiic.</u> the provision of pedestrian and cycle links within the site and to connect the site with nearby development along Maddoxford Lane;</p> <p><u>ivd.</u> Marshy Grassland, Botley Site of Importance for Nature Conservation (SINC) runs to the south and east of the development. Buffers of 20m will need to be kept free from development adjacent to the SINC and designed to maintain the hydrological flows and extend the habitat into the SINC;</p> <p><u>ve.</u> To preserve water quality and flows into Ford Lake details of Sustainable Urban Drainage <u>shall be provided in accordance with policy DM6 as part of any application for three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline or full planning permission; stage</u></p> <p><u>viiih.</u> the development should be designed and landscaped to provide an appropriate settlement edge and should retain and reinforce existing boundary hedgerows and tree belts; <u>and</u></p> <p><u>ixi.</u> provision of a connection to the sewerage system at the nearest point of adequate capacity as advised by Southern Water <u>occupation of the development is phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider.</u></p> <p>6.5.7276 This site comprises land on the southern side of Maddoxford Lane and to the east of Crows Nest Lane, currently in agricultural use. The site is split into three field parcels defined by mature tree and hedge planting. The site is bisected by underground gas and water pipelines and an overhead power line crosses the north western corner of the site. Two <u>adjacent</u> of the field parcels have been the subject of recent outline planning applications. the site closest to Crows</p>	<p>No change to SA scores, but minor changes to justification.</p> <p>The appraisal of the site through SA objective 6.2 in the SA recognised that there is potential for development to result in decreased water quality in Ford Lake. Therefore, an uncertain minor negative effect was identified without consideration for the policy text. This was amended to a negligible effect considering the mitigation contained in Policy BO1. Whilst there is no change to the SA scores, the SA justification should now reflect the requirement of the policy for occupation of the development to be phased to align with the delivery of any necessary wastewater network reinforcement. The SA justification should also be amended to refer to requirement for development to be provided in accordance with Policy DM6 which will help to preserve water quality.</p>

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		<p>Nest lane having recently been granted outline planning permission for up to 50 dwellings and the adjacent site having a resolution to grant outline permission for up to 50 dwellings, subject to additional ecology information and to the completion of a Section 106 legal agreement. The site as a whole is likely to be able to accommodate approximately 130 dwellings. This site is likely to be able to accommodate at least 30 dwellings. A lower density than the adjacent consented sites for the eastern-most parcel is envisaged to allow a softer rounding off of the settlement.</p>	
MM117	<p>Policy BO2, Land west of Uplands Farm Land North East of Winchester Street, Botley</p> <p>Paragraph 6.5.77</p>	<p>Policy BO2, <u>Land north east of Winchester Street west of Uplands Farm, Botley</u></p> <p>(change to also apply to the policy title in the “Site and policy reference” table included after paragraph 5.176 and the “List of proposed policies” included as part of the Appendices)</p> <p>1. An area of approximately 26 hectares of land to the north-east of Winchester Street, as defined on the policies map, is allocated for the development of <u>up to approximately 300-375 dwellings</u>, land for the Botley by-pass, employment use and public open space.</p> <p>2.</p> <p>ia. land is safeguarded for the route of the Botley bypass in accordance with policy BO5 and details of this route shall be agreed with the highway authority, and the Borough Council (see <u>strategic policy S12</u>); contributions shall be made towards the bypass unless a transport assessment demonstrates that this is not necessary;</p> <p>v. the provision for approximately 6,000m² of new employment floorSpace in use classes B1(b), B1(c), B2 or B8.</p> <p>xij. to preserve water quality and flows into the River Hamble details of Sustainable Urban Drainage <u>shall be provided in accordance with policy DM6 as part of any application for three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline or full planning permission; stage.</u></p> <p>xiii. the provision of naturalised SuDS with three forms of filtration, unless it is demonstrated that the ground conditions are unsuitable</p> <p>xiv. <u>I</u>, the retention, improvement, and maintenance of the existing Public Rights of Way through the site, and the provision of good quality pedestrian and cycle links both within the site, and to connect the site to the surrounding area <u>also the delivery of a section of a new and strategic footpath/ cycleway/ bridleway route between the Winchester Road and Wangfield Lane to link with the proposed Botley to Bishop’s Waltham rail trail;</u></p> <p>xviii. a thorough examination of the potential for localised small scale minerals extraction or incidental minerals recovery for that part of the site within the Minerals Safeguarding Area; <u>and</u></p> <p>xix. <u>g</u>, provision of a connection to the sewerage system at the nearest point of adequate capacity as advised by Southern Water; <u>occupation of the development is phased to align with the</u></p>	<p>Updates to SA scores recorded (SA objective 3.2 and SA objective 3.3)</p> <p>The site was appraised as having a significant positive effect in relation to SA objective 1.1 considering the high number of homes it would provide. This effect is still applicable. However, the justification for this SA objective should be updated to refer to the requirement of the policy to provide up to 375 homes at the site.</p> <p>The appraisal of the site through SA objective 6.2 in the SA recognised that there is potential for development to result in decreased water quality in the River Hamble. Therefore, an uncertain minor negative effect was identified without consideration for the policy text. This was amended to a negligible effect considering the mitigation contained in Policy BO2. The effects recorded in relation to this SA objective are still applicable, but the justification should now reflect the requirement of the policy for occupation of the development to be phased to align with the delivery of any necessary wastewater network reinforcement. The SA justification should also be amended to refer to requirement for development to be provided in accordance with Policy DM6 which will help to preserve water quality.</p> <p>A minor negative effect was recorded for the site in relation to SA objectives 3.2 and 3.3 given that its development could result in the loss of existing employment land. Considering the text of Policy BO2 these were amended to a minor positive and negligible effect for SA objectives 3.2 and 3.3, respectively, given that approximately 6,000 square metres of new employment floorspace</p>

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		<p><u>delivery of any necessary wastewater network reinforcement, in liaison with the service provider, and layout is planned to ensure future access to the existing wastewater infrastructure for future maintenance and upsizing purposes.</u></p> <p>6.5.7377 A site comprising approximately 26 hectares on the north eastern side of Winchester Street and to the south of the railway line is primarily in agricultural use. The site includes the listed farmhouse and buildings of Uplands Farm, the existing dwelling at Uplands Nurseries and allotments in the south western corner. The eastern part of the site lies adjacent to the River Hamble which is within an area at risk of flooding and is also adjacent to the Botley Mill Site of Importance for Nature Conservation (SINC), designated for its wet woodland habitat and adjacent to the designated Botley Conservation Area. The site is crossed from north-west to south-east by a high voltage overhead power line and by a public footpath which runs north to south, linking the village with the open countryside to the north. A <u>resolution to grant outline planning permission application is expected has been achieved</u> for this site in the summer.</p>	<p>was to be provided at the site. The modification removes the requirement for this provision at the site and therefore minor negative effects are now applicable for both SA objectives.</p>
MM118	<p>Policy BO3, Land east of Kings Copse Avenue and east of Tanhouse Lane</p> <p>Paragraph 6.5.79</p>	<p>An area of approximately 6.18ha<u>6.96ha</u> of land on the eastern side of Kings Copse Avenue and Tanhouse Lane, as defined by the policies map, is allocated for development to include approximately 70<u>120</u> dwellings. Planning permission will be granted provided that the detailed proposals comply with the development plan, and with an approved masterplan for the whole site which addresses the following specific requirements:-</p> <p>xj. To preserve water quality and flows into Hedge End stream details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline or full planning permission; stage</p> <p>xvip. Provision of a connection to the sewerage system at the nearest point of connection as advised by Southern Water. Occupation of the development is phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider.</p> <p>6.5.7579 The site comprises 6.18ha <u>6.96ha</u> of land on the eastern side of Kings Copse Avenue and Tanhouse Lane and falls within the <u>River Hamble Manor Farm County Park estate</u>. The site is split into two parcels with the larger open parcel to the south, currently used for agriculture and the smaller northern parcel consisting of mature woodland which is part of the Tanhouse Meadow Site of Importance for Nature Conservation (SINC) and Manor Farm Local Nature Reserve (LNR). The Hedge End Stream is located within this area of woodland. Overhead powerlines cross diagonally through the eastern part of the site. The site boundaries are well defined by mature vegetation apart from the north western boundary which abuts Kings Copse Avenue, where clear views of the site are achieved. The topography of the site falls gently towards the north east. The site as a whole is likely to able to accommodate approximately 70 <u>120</u> dwellings.</p>	<p>No change to SA scores, but minor changes to justification.</p> <p>The appraisal of the site through SA objective 1.1 in the SA reflects the large number of homes which the site could provide. The significant positive effect recorded in relation to this SA objective is still applicable considering the increase in homes supported at the site. The appraisal of the site through SA objective 6.2 in the SA recognised that there is potential for development to result in decreased water quality in the Hedge End Stream. Therefore, an uncertain minor negative effect was identified without consideration for the policy text. This was amended to a negligible effect considering the mitigation contained in Policy BO3. Whilst there is no change to the SA scores, the SA justification should now reflect the requirement of the policy for occupation of the development to be phased to align with the delivery of any necessary wastewater network reinforcement. The SA justification should also be amended to refer to requirement for development to be provided in accordance with Policy DM6 which will help to preserve water quality.</p>

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MM119	Policy BO4, Land north of Myrtle Cottage, Winchester Road	<p>ivd. The provision of pedestrian and cycle links both within the site and to connect -the site with the surrounding area, including enhancement of connections with Boorley Green, with the permitted development to the west and to Hedge End Railway Station in accordance with <u>strategic policy S13xii</u>;</p> <p>ve. To preserve water quality and flows details of Sustainable Urban Drainage <u>shall be provided in accordance with policy DM6 as part of any application for three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline or full planning permission</u>;stage</p> <p>vif. xj. <u>Provision of a connection to the sewerage system at the nearest point of connection as advised by Southern Water. Occupation of the development is phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider, and layout is planned to ensure future access to the existing wastewater infrastructure for future maintenance and upsizing purposes.</u></p>	<p>SA score amended to reflect the SA assumptions (SA objective 6.2) and additional minor updates to justification.</p> <p>The appraisal of the site through SA objective 6.2 in the SA recognised that there is potential for development to result in decreased air quality and water quality. Therefore, an uncertain significant negative effect was identified in relation to SA objective 6.2, without consideration for the policy text. This was amended to a negligible effect considering the mitigation contained in Policy BO4. While the policy did address issues of noise pollution and water pollution which are relevant to the appraisal of these objectives, it did not address air pollution and therefore the effect for SA objective 6.2 should have remained as uncertain significant negative. The uncertain significant negative in relation to SA objective 6.2 is still applicable as the issue of air pollution still remains.</p> <p>However, the justification for the effect recorded in relation to SA objective 6.2 should now reflect the requirement of the policy for occupation of the development to be phased to align with the delivery of any necessary wastewater network reinforcement.</p> <p>The SA justification should also be amended to refer to requirement for development to be provided in accordance with Policy DM6 which will help to preserve water quality.</p>
MM120	BO5, Botley Bypass, final paragraph	<p><u>2.</u> '...In due course the Borough Council will promote traffic <u>management</u> calming measures within Botley village in association with the bypass.'</p>	None.
MM121	Appendix B, Paragraph A.26	<p>PUSH has produced a statement that apportions the identified development requirements between its constituent authorities, informed by the Economic Development Strategy and Strategic Housing Market Assessment. <u>It is a non-statutory document which provides evidence of meeting the statutory duty to co-operate across the sub-region.</u> The PUSH South Hampshire Spatial Position Statement can be viewed at: www.push.gov.uk/work/planning-and-infrastructure/push-spatial-position-statement-to-2034-</p>	None.

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		<p>2.htm https://www.push.gov.uk/wp-content/uploads/2018/05/PUSH-Spatial-Position-Statement-2016.pdf</p>	
MM122	Insert Glossary	<p><u>Glossary</u></p> <p><u>Active travel:</u> ‘Active travel’ (or active transportation or mobility) means walking or cycling as an alternative to motorised transport (notably cars, motorbikes/mopeds etc) for the purpose of making everyday journeys.</p> <p><u>Adoption:</u> The final confirmation of a development plan or Local Development Document (LDD) as having statutory status by a Local Planning Authority (LPA).</p> <p><u>Affordable housing:</u> Defined in the March 2012 NPPF as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p> <p><u>Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.</u></p> <p><u>Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).</u></p> <p><u>Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.</u></p> <p><u>Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.</u></p> <p><u>Air Quality Management Area:</u> The monitoring locations for Air Quality Management Areas (AQMAs) are chosen to target areas where air pollution is expected to be high, areas where members of the public spend an hour or more near busy roads, and areas that represent a background level that is not impacted by road traffic or industrial sources. These monitoring locations give us a picture of the air pollution levels across the Borough.</p>	None.

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		<p>Allocations: <u>These identify sites and allocate land for different types of uses required to deliver the scale of growth and development set out in the Eastleigh Borough Local Plan (2016-2036). This includes sites for housing, employment, transport infrastructure, retail, community and leisure related uses and site designations primarily for environmental protection including open space.</u></p> <p>Appropriate Assessment: <u>Evaluates the significance of the impacts of a proposed plan or project (either individually or in combination with other proposals) on sites of EU importance (Natura 2000 sites), in order to inform the decision-making process.</u></p> <p>Archaeological Interest: <u>There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.</u></p> <p>Article 4 Direction: <u>These are a means by which a local planning authority (LPA) can bring within planning control certain types of development, or changes of use, which would normally be permitted development (i.e. not require an application for planning permission).</u></p> <p>Authority Monitoring Report: <u>Local planning authorities must publish information at least annually that shows progress with local plan preparation, reports any activity relating to the duty to cooperate, any information which relates to indicators in the plan, and any policies which are not being implemented. Local planning authorities can also use the Authority Monitoring Report to provide up-to-date information on the implementation of any neighbourhood plans that have been brought into force, and monitor the provision of housing for older and disabled people. It can help inform if there is a need to undertake a partial or full update of the local plan, when carrying out a review at least every five years from the adoption date.</u></p> <p>Biodiversity: <u>Defined as ‘the range of life forms which constitute the living world, from microscopic organisms to the largest tree or animal and the habitat and ecosystem in which they live’.</u></p> <p>Biodiversity Action Plan: <u>Provides a framework for the maintenance and enhancement of the biodiversity in Eastleigh Borough.</u></p> <p>BREEAM: <u>This is the world’s leading sustainability assessment method for masterplanning projects, infrastructure and buildings. It recognises and reflects the value in higher performing assets across the built environment lifecycle, from new construction to in-use and refurbishment.</u></p> <p>Building Regulations: <u>Building regulations are minimum standards for design, construction and alterations to virtually every building. The regulations are developed by the UK government and approved by Parliament.</u></p> <p>Carbon sequestration: <u>Often referred to as carbon dioxide removal, this is the long-term removal,</u></p>	

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		<p><u>capture or sequestration of greenhouse gasses, particularly carbon dioxide from the atmosphere to slow or reverse atmospheric CO2 pollution and to mitigate or reverse global warming. In practice this could be through the storage of carbon in plants, soils, geologic formations, and the ocean. The most effective way for achieving this in Eastleigh Borough is through the absorption of CO2 by trees and other vegetation.</u></p> <p><u>Countryside:</u> All areas outside the urban edge as defined on the policies map, including river valleys, ancient woodland and the undeveloped coast.</p> <p><u>Density:</u> This is calculated by dividing net developable area by the number of proposed dwelling units. Net developable area includes only those areas which will be developed for housing and directly associated uses. This will include: access roads from within the site; private garden space; car parking areas to serve the development; incidental green space; and children’s play areas, where they are to be provided. It excludes: major distributor roads; schools and sites of other community buildings; open spaces serving a wider area; significant landscape buffer strips and noise attenuation mounds; the canopy spread, or potential canopy spread of trees worthy of retention; and other landscape or water features worthy of retention.</p> <p><u>Development:</u> The carrying out of any building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.</p> <p><u>Green infrastructure:</u> Defined in the March 2012 NPPF as a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.</p> <p><u>Gypsy and Travellers:</u> Defined in Annex 1, Planning Policy for Traveller Sites (2015) as ‘Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.’</p> <p><u>Habitat Regulations Assessment (HRA):</u> The Conservation of Habitats and Species Regulations (2017). The purpose of the HRA is to identify any aspects of the emerging Local Plan that would have the potential to cause a likely significant effect on Natura 2000 or European sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites), (either in isolation or in combination with other plans and projects), and to identify appropriate avoidance and mitigation strategies where such effects were identified.</p> <p><u>Heritage assets:</u> Defined in the March 2012 NPPF as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).</p>	

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined) and deleted (strike through) text (policies shown in bold text)	Implications for 2018 SA of Proposed Submission Plan
		<p>Large sites: <u>Defined as 10 or more dwellings (net gain) and at least 1,000 sq.m of floorspace (or net gain)</u></p> <p>National Planning Policy Framework: <u>Introduced in March 2012, this sets out the Government’s planning policies for England and how these are expected to be applied. This was revised in July 2018 with additional changes resulting in a further update in February 2019. It provides the framework within which local councils can produce local plans, which reflect the needs and priorities of their communities. This document which constitutes the Eastleigh Borough Local Plan (2016-2036) was examined under the provisions of the March 2012 NPPF due to it being submitted to the Secretary of State before the 24 January 2019 transition period deadline.</u></p> <p>Neighbourhood Plan: <u>A plan prepared by a Parish Council or Neighbourhood Forum for a neighbourhood area (made under the Planning and Compulsory Purchase Act 2004). There are currently no made Neighbourhood Plans in Eastleigh Borough.</u></p> <p>Noise sensitive use / development: <u>Noise sensitive uses are those uses sensitive to noise which require protection for reasons of either health or quality of life. They include residential development, hotels and hostels, schools and other education institutions, hospitals, clinics, law courts, religious and other institutions or activities where a peaceful and quiet environment is a feature necessary for their successful operation and/or effectiveness.</u></p> <p>Open space: <u>This includes all open space of public value, and can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks. It can provide health and recreation benefits to people living and working nearby; have an ecological value and contribute to green infrastructure (see 2012 NPPF paragraph 171), as well as being an important part of the landscape and setting of built development, and an important component in the achievement of sustainable development (see 2012 NPPF paragraphs 7-9).</u></p> <p>Partnership for South Hampshire (PfSH): <u>The Partnership for South Hampshire – consisting of 12 local authorities in the area. (The Partnership is referred to as PfSH throughout the Plan, although was previously known as PUSH, the Partnership for Urban South Hampshire).</u></p> <p>Policies Map: <u>An important part of the development plan, showing the location of proposals identified in the adopted Eastleigh Borough Local Plan (2016-2036), on an Ordnance Survey base map.</u></p> <p>Post Occupancy Evaluation (POE): <u>This is the process of obtaining feedback on a building’s performance in use. It provides feedback throughout a building’s lifecycle from initial concept through to occupation. The value of POE is being increasingly recognised, and it is becoming mandatory on many public projects. POE is valuable in all construction sectors, especially healthcare, education, offices, commercial and housing, where poor building performance will impact on running costs, occupant well-being and business efficiency. The information from feedback can be used to inform future projects,</u></p>	

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		<p><u>whether it is on the process of delivery or technical performance of the building.</u></p> <p><u>PfSH Spatial Position Statement (2016):</u> This sets out the overall need for and distribution of development in South Hampshire up to 2034. It is the result of collaborative working to ensure that key strategic priorities across local boundaries are properly co-ordinated. As the statement is a non-statutory document, it will enable each Council to review its statutory Local Plan, and consider how development could be delivered. A key component of the statement is setting out the housing and employment needed to promote economic growth, jobs and homes for all. As such, it forms a key component of this Council's wider statutory Duty to Cooperate obligations with other key statutory bodies and organisations.</p> <p><u>Settlement Gaps:</u> Areas of predominantly undeveloped land between settlements that have been defined to protect the individual identity of those settlements and prevent their coalescence (the merging together of separate settlements to form one single settlement).</p> <p><u>Settlement Hierarchy:</u> This categorises the Borough's settlements to recognise their different roles. A hierarchy groups together the settlements that have similar characteristics and roles.</p> <p><u>Supplementary Planning Document (SPD):</u> These provide additional guidance and detail to development plan policies for a specific area or a specific topic but do not form part of the development plan.</p> <p><u>Sustainability Appraisal (SA):</u> This is a tool used to appraise planning policy documents in order to promote sustainable development. Social, economic and environmental objectives are taken into consideration. It incorporates Strategic Environmental Assessment (SEA). A SA is required under the Planning and Compulsory Purchase Act 2004, to be carried out on all Development Plan Documents.</p> <p><u>Sustainable Drainage Systems (SuDS):</u> A solution which manages surface and groundwater sustainably by mimicking natural drainage regimes and avoiding the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. SuDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment.</p>	
MM123	Insert Monitoring Framework at Appendix C	Please see the schedule below for the monitoring framework table	The SA does not assess the monitoring framework. Chapter 11 of the SA of the Proposed Submission Local Plan set out a proposed monitoring framework to monitor the potential sustainability effects of the Local Plan. The proposed modifications to the Local Plan's monitoring framework includes a number of indicators that could also be included in the Proposed Monitoring Framework in the SA Report for the Proposed Submission Local Plan. These are as follows:

MM	Reg 19 Local Plan (June 2018) Policy/Para	Proposed main modifications – new (underlined> and deleted (strike through) text (policies shown in bold text)				Implications for 2018 SA of Proposed Submission Plan	
						<ul style="list-style-type: none"> - SA objective 1 - Proportion of new dwelling completions meeting Part M4 of the Building Regulations; - SA objective 2 - Planning applications granted allowing the loss of a community facility; - SA objective 3 - Amount of employment floorspace on existing and allocated employment sites lost to other uses; - SA objective 6 - Watercourses classified as good or very good biological or chemical quality; compliance with EC bathing waters directive; - SA objective 6 - Status of AQMAs (number, area, pollution levels) (previously shown as an indicator the Council does not currently monitor); - SA objective 8 - Percentage of dwellings achieving passivhaus standard on development allocations; - SA objective 11 - Creation of new public open space and GI including in association with new development / public open space including school playing fields (or part of) lost to development (Net increase in GI previously shown as an indicator the Council does not currently monitor); - SA objective 12 - Developments consisting of 50 plus dwellings permitted outside of existing urban edge; and - SA objective 12 - Development consisting of 50 plus dwellings developed / material changes of use in the settlement gaps. 	
Indicator number	Indicator	Relevant Policies	Target / Direction	Target / direction date	Source	Where Published	When Published
A GREEN BOROUGH Objective i – Tackling congestion							
1	Delivery of identified road schemes	S11, E6, HH1, AL1, AL2, HE4,	Start and completion dates	As set out in the site allocation policies (no	EBC / HCC / Highways	HCC website or documentation / Authority	Annually

Indicator number	Indicator	Relevant Policies	Target / Direction	Target / direction date	Source	Where Published	When Published
		WE1, WE2, BO5		annual target)	England	Monitoring Report	
2	Status of AQMAs (number, area, pollution levels)	S1, DM8	Number of and area covered by AQMAs, pollution levels	Annual	EBC	Authority Monitoring Report / Air Quality Monitoring Report	Annually
3	Provision of new strategic footpath, cycleway and bridle routes	S11, S12, FO1, FO2, FO3, HH1, BU2, E5, E8, AL1, AL2, HE1, HE2, HE3, BO1, BO2, BO3, BO4	Start and completion dates	By 2036	HCC / EBC	Authority Monitoring Report	Annually
A GREEN BOROUGH							
Objective ii – Developing green infrastructure							
4	Creation of new public open space and GI including in association with new development / public open space including school playing fields (or part of) lost to development	S1, S2, S5, S6, S10, DM32, DM33, DM34 (plus open space and site allocation policies)	Net gain in GI and open space	By 2036	EBC / HCC	Authority Monitoring Report	Annually
A GREEN BOROUGH							
Objective iii – Encouraging a sustainable community							
5	Achieve BREEAM 'excellent' (or equivalent) or BREEAM 'very good' plus 'passivhaus' certification	S1, DM2	To apply to all other development (i.e. non C3 residential use) above 500sq.m of floor space measured externally (including extensions and conversions to existing buildings)	Annual	BREEAM Assessor / EBC	Authority Monitoring Report	Annually
6	Percentage of dwellings achieving passivhaus standard on development allocations	S1, DM2	Minimum of 1%	Annual	Passivhaus Certifier / EBC	Authority Monitoring Report	Annually
A GREEN BOROUGH							
Objective iv – Maintaining the identity of towns and villages							
7	Developments consisting of 50 plus dwellings permitted outside of existing urban edge	S5	To prevent unacceptable development in the countryside	Annual	HCC / EBC	Authority Monitoring Report	Annually
8	Development consisting of 50 plus dwellings	S6	Retain open and undeveloped nature of settlement gaps	Annual	HCC / EBC	Authority Monitoring Report	Annually

Indicator number	Indicator	Relevant Policies	Target / Direction	Target / direction date	Source	Where Published	When Published
	developed / material changes of use in the settlement gaps		identified in the policy				
9	Provision of new community facilities and infrastructure including by type	S10, DM36, DM38, HE1	Net gain in community facilities and infrastructure	No annual target	HCC / EBC	Authority Monitoring Report	Annually
10	Planning applications granted allowing the loss of a community facility	S10, DM36	No loss of community facilities and infrastructure without a sufficient replacement or justification	No annual target	HCC / EBC	Authority Monitoring Report	Annually
A GREEN BOROUGH							
Objective v – Excellent environment for all							
11	Planning applications granted contrary to Environment Agency advice on flooding and water quality grounds	DM5	No unresolved EA objection to development	Annual	EA / EBC	Authority Monitoring Report	Annually
12	Watercourses classified as good or very good biological or chemical quality; compliance with EC bathing waters directive	DM6	Increase water quality in the River Itchen and Hamble	Annual	EA / EBC	Environment Agency / Annual Monitoring Report	Annually
13	Support given to Policy DM1 at appeal	DM1	All appeals challenging refusals on design grounds (DM1) dismissed	Annual	EBC	Authority Monitoring Report	Annually
14	Applications refused due to impact on the historic environment	S8, DM12	To ensure protection of historic environment	Annual	Historic England / EBC	Authority Monitoring Report	Annually
15	Heritage Classified as 'At Risk' by Historic England	S8, DM12	Reduce	Annual	Historic England / EBC	Historic England Heritage at Risk Register / Authority Monitoring Report	Annually
A GREEN BOROUGH							
Objective vi – Minimising waste and managing resources							
16	Percentage of waste recycled	S1, DM1	Increase	Annual	HCC	Authority Monitoring Report	Annually
A GREEN BOROUGH							
Objective vii – Protecting and enhancing biodiversity							
17	Extent of areas of	S1, S7, S9, DM11	No loss in areas of biodiversity	Annual	HBIC / Natural England	Authority Monitoring Report	Annually

Indicator number	Indicator	Relevant Policies	Target / Direction	Target / direction date	Source	Where Published	When Published
	biodiversity importance (including SACs, SPA and Ramsar sites, SSSIs, SINC's)		importance				
18	Conditions of SSSIs. Management status of SINC's	S1, S7, S9, DM11	Improved local biodiversity	Annual	HBIC / Natural England	Authority Monitoring Report	Annually
19	Extent of BAP priority habitats	S1, S7, S9, DM11	Delivering BAP targets and enhancing biodiversity opportunity areas and links	Annual	HBIC / Natural England	Authority Monitoring Report	Annually
A HEALTHY COMMUNITY							
Objective viii – Enabling healthier lifestyles / wellbeing							
20	Development of new indoor and outdoor sport and recreation facilities	S7, S9, S10, S11, S12, DM32, DM33, DM34, DM35	Amount of new sport and recreation facilities available for general public	No annual target	Sport England / HCC / EBC	Authority Monitoring Report	Annually
21	Provision of new health facilities	S10, DM36, Bi1	Complete	No Annual Target	CCG / EBC	Authority Monitoring Report	Annually
A HEALTHY COMMUNITY							
Objective ix – Tackling deprivation							
22	Indices of Multiple Deprivation statistics (all domains)	S1, DM16	Reduce across all domains	Every 4 years (dependent on when IMD data or equivalent dataset is published)	ONS	ONS (NOMIS) website / Authority Monitoring Report	Every 4 years (dependent on when IMD data or equivalent dataset is published)
23	Total Jobs / Percentage in employment	S1, DM16	Maintain above national and regional average / uptake of apprenticeships / proportion of school leavers taking NVQs	Annual (year on year trend)	ONS (NOMIS)	ONS (NOMIS) website / Authority Monitoring Report	Monthly
24	Claimant Count	S1, DM16	Maintain below regional and national average	Annual (year on year trend)	ONS / Department for Work and Pensions	ONS / DWP website / Authority Monitoring Report	Monthly
A PROSPEROUS PLACE							
Objective x – Increased provision and more diverse mix of housing							
25	Net additional dwelling completions (including on strategic sites and allocations)	S2	729 per annum	Annual	HCC / EBC	HCC Land Supply Schedules / Authority Monitoring Report	Annually

Indicator number	Indicator	Relevant Policies	Target / Direction	Target / direction date	Source	Where Published	When Published
26	Number of dwellings in pipeline as identified in Housing Trajectory	S2	Maintain 5-year land supply	Annual	HCC / EBC	HCC Land Supply Schedules / Authority Monitoring Report / EBC 5 Year Housing Supply Quarterly Reports	Annually
27	Number and proportion of affordable housing completions	S2, DM28	200 per annum / 35% affordable housing where the proposal comprises sites of 0.5 ha or more and on sites with, or capable of accommodating 10 or more dwellings or a maximum combined floorspace of more than 1,000sq.m unless it can be demonstrated this is not viable	Annual	HCC / EBC	HCC Land Supply Schedules / Authority Monitoring Report	Annually
28	Proportion of dwellings completed by type, size and tenure (including specialist housing for the elderly)	DM24, DM25	To ensure an appropriate mix of housing to reflect identified housing needs	Annual	HCC / EBC	HCC Land Supply Schedules / Authority Monitoring Report	Annually
29	Proportion of new dwelling completions meeting Part M4 of the Building Regulations	DM29	To meet the requirements set out in Policy DM31 for various access standards specified	Annual	EBC (Building Control / Development Management)	Authority Monitoring Report	Annually
30	Dwellings meeting the Nationally Described Space Standards (or future equivalent)	DM30	All new dwellings	Annual	EBC (Development Management)	Authority Monitoring Report	Annually
31	Net additional gypsy and traveller pitches	S5, DM31, BU4, BU5	To meet identified needs for Gypsy and Traveller pitches and Travelling Showpeople plots	By 2036 (no annual target)	HCC / EBC	Authority Monitoring Report	Annually
A PROSPEROUS PLACE							
Objective xi – Ensuring appropriate infrastructure including employment land							
32	Net additional floorspace completed for Use Class E, B2 and B8 uses on existing and allocated employment sites (including office development)	S3, S4, DM15, DM21, CF4, E1, E6, E7, E9, HE4, HE5, WE1, WE2, WE3	103,500sq.m (net) employment floorspace / * 56,800sq.m (net) office floorspace (* forms part of the wider 103,500sq.m (net) target)	By 2036	HCC / EBC	HCC Land Supply Schedules / Authority Monitoring Report	Annually

Indicator number	Indicator	Relevant Policies	Target / Direction	Target / direction date	Source	Where Published	When Published
33	Net additional floorspace completed for Use Class E, B2 and B8 uses at Eastleigh River Side and SAEG / including office development	S4, DM15, E6, E7, E9	Up to 131,900sq.m (net) employment floorspace / up to 41,353sq.m (net) office floorspace	By 2036	HCC / EBC	HCC Land Supply Schedules / Authority Monitoring Report	Annually
34	Amount of employment floorspace on existing and allocated employment sites lost to other uses	DM15	No loss of employment land or floorspace to other uses	Annual	HCC / EBC	HCC Land Supply Schedules / Authority Monitoring Report	Annually
A PROSPEROUS PLACE							
Objective xii – Enabling the right skills and employment mix							
35	The provision of facilities for skills training	S1, DM16	Increase	No annual target	HCC / EBC	Authority Monitoring Report	Annually
36	Skills related planning obligations secured as part of planning permission	S1, DM16	To secure skills related obligations for all appropriate developments	Annual	HCC / EBC	Authority Monitoring Report	Annually
37	Provision of new primary and secondary schools	S3, HE1	One new secondary school and four new primary schools on proposed strategic site allocations across the Borough	By 2036	HCC / EBC	Authority Monitoring Report	Annually
A PROSPEROUS PLACE							
Objective xiii – Reinvigorating town and local centres							
38	Net additional floorspace completed for Use Class E uses and Sui Generis uses (i.e. Public House and Hot Food Takeaway) within defined and proposed centres	E3, S3, DM21, HH1, HE1	6,000sq.m of retail comparison floorspace (gross)	By 2027	HCC / EBC	HCC Land Supply Schedules / Authority Monitoring Report	Annually
39	Vacancies in town, district, local and neighbourhood centres	DM22	Lower than latest national average figure (c. 10% at the present time)	Annual	EBC	Details of Occupancy Study / Authority Monitoring Report	Annually