



Strategic Environmental Assessment for the Eastleigh Borough Local Plan Adoption Statement

Eastleigh Borough Council

Final report

Prepared by LUC

April 2022

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Strategic Environmental Assessment for the Eastleigh Borough Local Plan

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Chapter 1

Introduction

1.1 Eastleigh Borough Council adopted the Eastleigh Borough Local Plan 2016-2036 on 25th April 2022.

1.2 During the preparation of the Local Plan, Eastleigh Borough was required by law to carry out a Sustainability Appraisal (SA) and a Strategic Environmental Assessment (SEA) of the Local Plan as it developed. Both the SA and SEA requirements were met through a single integrated process (referred to as SA), the method and findings of which were described in a number of SA reports which were published alongside the different versions of the Local Plan during its development.

1.3 Regulation 26 of the Town and Country Planning (Local Planning) (England) Regulations (2012) requires Eastleigh Borough to make the final SA Report available alongside the adopted Local Plan.

1.4 The most up to date, full SA Report is the Sustainability Appraisal Report to accompany the Eastleigh Borough Proposed Submission Local Plan at Regulation 19 consultation stage [See reference 1] (hereafter referred to as the 2018 SA Report), The Proposed Submission Local Plan and accompanying 2018 SA Report were subject to consultation from June 2018 until August 2018 and the Local Plan, supporting evidence and consultation responses were submitted for Examination on 31st October 2018. One of responses to the consultation on the 2018 SA Report identified the need for a minor change to the SA due to a factual error. In addition, a number of additional reasonable alternative sites were proposed by consultees in response to the Regulation 19 consultation. The change to the SA was set out and additional site options were assessed in an Addendum to the Sustainability Appraisal of the Eastleigh Borough Local Plan (June 2019) [See reference 2] (hereafter referred to as the June 2019 SA Addendum).

1.5 Following further hearings in January 2021, a schedule of Main Modifications to the submitted Local Plan was prepared by Eastleigh Borough Council and published for public consultation between June and July 2021. The modifications included five new policies: Policies S8, HH1, CF1, CF2 and E2. The modifications also included the removal of the strategic growth option to the north of Bishopstoke and Fair Oak. Policies S5, S6, DM24, DM25, FO5, FO6, FO7, FO8, HO1, CF3, E10, HE7, BU8 and E11 were also deleted. An Addendum to the Sustainability Appraisal of the Eastleigh Borough Local Plan (April 2021) [[See reference 3](#)] (hereafter referred to as April 2021 SA Addendum) was prepared and published alongside the Main Modifications for consultation, which described the likely sustainability effects of the Main Modifications. Eastleigh Borough Council also published a schedule of proposed Additional Modifications. These were minor changes which do not affect the meaning of the Local Plan policies or how the Plan will be implemented, and as such were not subject to further SA work. No updates to the 2018 SA Report were required as a result of consultation comments received on the April 2021 SA Addendum.

1.6 In March 2022, the Inspector published a final set of Main Modifications to the submitted Local Plan. The SA implications of these were appraised in an additional SA Addendum in April 2022 (the April 2022 SA Addendum). As the 2022 Main Modifications set out modifications to the submitted Local Plan, this iteration of modifications and the 2022 SA Addendum supersede the 2021 Main Modifications and accompanying SA Addendum. The SA Addendum concluded that the modifications generally led to relatively minor amendments to policies' supporting text. For the majority of policies, this had no impact on the sustainability effects previously recorded by the 2018 SA Report. The SA Addendum concluded that, while the assessment of policies would change in response to these proposed modifications, the overall cumulative effects of the Local Plan would not change, with the exception of SA objective 1 (Housing). For SA objective 1 (Housing), the cumulative effects have changed from significant positive (++) to mixed significant positive and minor negative (++/-), to reflect the fact that, while the Local Plan provides for a substantial amount of housing, it does not identify sufficient land to deliver the full housing target and meeting this is dependent on an early review of the Local Plan.

1.7 The final SA report for the adopted Local Plan is therefore the 2018 SA Report (June 2018), as amended by the June 2019 SA Addendum and April 2022 SA Addendum. The SA implications set out in the April 2021 SA Addendum are superseded by the April 2022 SA Addendum.

1.8 In the Inspector's Report published on 14th March 2022 the Inspector confirmed that SA has been carried out and is adequate.

Requirement for the Adoption Statement

1.9 In addition to the requirement in Regulation 26 of the Town and Country Planning (England) Regulations (2012) for the final SA report to be published alongside the adopted Plan, the SEA Regulations [\[See reference 4\]](#) also require a number of steps to be taken upon adoption of a plan (in this case the Eastleigh Borough Local Plan). Specifically, SEA Regulation 16 sets out the post adoption procedures and requirements for SEA. The planning authority must, as soon as is reasonably practicable after the adoption of a plan for which an SA/SEA has been carried out, make a copy of the plan publicly available alongside a copy of the SA report and an 'SEA adoption statement', and inform the public, Historic England, Natural England and the Environment Agency about the availability of these documents. The SEA adoption statement must explain:

- How environmental (and sustainability) considerations have been integrated into the Plan.
- How the Environmental Report has been taken into account during the preparation of the Plan.
- How the opinions expressed by the public and consultation bodies during consultation on the plan and the Environmental Report have been taken into account.
- The reasons for choosing the Plan as adopted, in the light of other reasonable alternatives considered.

- The measures that are to be taken to monitor the significant environmental and sustainability effects of the implementation of the Plan.

1.10 As the SEA process was incorporated into the SA process, this document constitutes the SA/SEA Adoption Statement for the Eastleigh Local Plan. The remainder of the document is structured according to the SEA Regulations requirements listed above as follows:

- Chapter 2 summarises how environmental considerations have been integrated into the Local Plan including by explaining who carried out the SA/SEA and what assessment framework was used.
- Chapter 3 summarises how the Environmental Report has been taken into account, considering the links between the plan-making and SA/SEA process.
- Chapter 4 summarises the consultation opinions provided on the Environmental Report at each stage and describes how the results were taken into account.
- Chapter 5 describes why the adopted Local Plan was chosen, in light of the other reasonable alternatives dealt with.
- Chapter 6 describes how the significant environmental effects of the implementation of the Local Plan will be monitored.

Chapter 2

How environmental considerations have been integrated into the Local Plan

2.1 The SA (incorporating SEA) of the Eastleigh Borough Local Plan started in June 2015, starting with the Eastleigh Borough Local Plan 2011-2036 Sustainability Appraisal Scoping Report 2015 (thereafter referred to as SA Scoping Report). Eastleigh Borough produced the SA Scoping Report. The SA Scoping Report was published in June 2015 for a five week consultation period with the statutory consultees (Natural England, the Environment Agency and Historic England). The comments received during the consultation were then reviewed and addressed as appropriate in a final version of the SA Scoping Report, which was published in December 2015. LUC was appointed by Eastleigh Borough Council in 2015 and has carried out all SA work since that point (with input from Eastleigh Borough Council), including the preparation of this SA/SEA Adoption Statement.

2.2 The purpose of the SA was to assist Eastleigh Borough Council in preparing the Local Plan by identifying the key sustainability issues that face Eastleigh Borough, to predict what the likely effects of the Local Plan on these issues would be, and to put forward recommendations to mitigate and monitor effects identified. The aim was to help ensure that the Local Plan has as many positive effects as possible and that any negative effects are avoided or mitigated as far as reasonably possible.

2.3 The SA was undertaken iteratively, such that at each stage of the Local Plan's preparation, the sustainability and environmental effects of the options for the Plan were assessed. The SA assessed a range of options for the Local Plan, and the Council considered the SA findings to inform which options to take forward and what mitigation may need to be incorporated in the Local Plan to address any adverse effects identified by the SA. Information on the options

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considered in the plan making process and assessed through the SA process is set out in Chapter 2 of the 2018 SA Report. In this way, environmental and sustainability considerations were integrated into the Local Plan as it was developed. Chapter 3 expands on how the findings of the SA process have been taken into account through the plan-making process.

2.4 The way in which the environmental and sustainability effects of the Local Plan were consistently described, analysed and compared was through the use of a set of SA objectives referred to as an ‘SA framework’. The SA framework used to appraise the Eastleigh Borough Local Plan was developed during the Scoping stage of the SA process in 2015 and was consulted upon as part of the SA Scoping Report in June-July 2015. The SA objectives were identified at the Scoping stage, taking into account the information collated in the review of plans and programmes, baseline analysis, and identification of sustainability issues.

2.5 The SA framework is presented below and was used to test options considered for the Local Plan, including Strategic Locations, Strategic Spatial Options, site allocation options and Strategic Growth Options. The SA framework was accompanied by a series of assumptions, setting out how geographically-specific options (such as strategic locations and site allocation options) would be assessed against this framework.

2.6 The SA framework for the Eastleigh Borough Local Plan is presented below. The ‘SEA topics’ (listed in Schedule 2 of the SEA Regulations as the topics to be covered in SEAs) were all covered by at least one of the SA objectives. The SA objectives are as follows:

1. Provide sufficient housing to meet identified local needs, including affordability and special needs.
2. Safeguard and improve community health, safety and wellbeing.
3. Develop a dynamic and diverse economy.

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4. Reduce road traffic and congestion through reducing the need to travel by car/lorry and improving sustainable travel choice.
5. Protect and conserve natural resources.
6. Reduce air, soil, water, light and noise pollution.
7. Plan for the anticipated levels of climate change.
8. Minimise Eastleigh Borough's contribution to climate change by reducing the Borough's carbon footprint and minimising other greenhouse gas emissions.
9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.
10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range. Avoid, mitigate or, at last resort, compensate for adverse effects on biodiversity.
11. Enhance the Borough's multifunctional green infrastructure networks.
12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.
13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.

Habitats Regulations Assessment

2.7 The Local Plan was also subject to the Habitats Regulations Assessment (HRA) under the Conservation of Habitats and Species Regulations 2017 (as amended) [See reference 5] (and previous versions of these Regulations, as applicable at the time of preparing each stage of the HRA). The purpose of HRA is to assess the impacts of a land-use plan against the conservation objectives of a European designated site for nature conservation and to ascertain whether it would adversely affect the integrity of that site. The HRA process for the Local Plan was undertaken and reported on separately from the SA.

2.8 The HRA Report that was submitted alongside the Local Plan was prepared by Urban Edge Environmental Consulting in June 2018 [See reference 6] in relation to the Proposed Submission Local Plan. A revised HRA Report was prepared by Urban Edge Environmental Consulting in October 2018 to incorporate updates required in response to the representations submitted in relation to Proposed Submission Plan and the June 2018 HRA. In June 2019, the HRA [See reference 7] was updated to respond to recent case law from the Court of Justice of the European Union and changes in Natural England's position in relation to nutrient neutral development.

2.9 An additional HRA Report [See reference 8] was prepared in May 2021 to consider the implications of the proposed Main Modifications to the Proposed Submission Plan for the HRA findings reported previously. It concluded that the Eastleigh Borough Local Plan can be considered compliant with the Habitats Regulations as it would not result in adverse effects on integrity on any European sites. The sites considered in the HRA are: Emer Bog SAC; Mottisfont Bats SAC; New Forest SAC, SPA and Ramsar site; River Itchen SAC; Solent Maritime SAC; Solent & Dorset Coast SPA; and Solent & Southampton Water SPA and Ramsar site. An addendum to this HRA Report [See reference 9] was prepared in April 2022. It considered whether the final Main Modifications or any changes to the baseline information presented in earlier versions of the HRA were likely to alter the HRA conclusions. No changes were needed to the conclusions of the May 2021 HRA Report.

Chapter 3

How the Environmental Report has been taken into account

3.1 As explained above, the SA process for the Eastleigh Borough Local Plan was undertaken iteratively with the SA Reports at each stage informing the Plan. As part of the SA process, an assessment of the likely sustainability and environmental effects of the plan was made at each stage of the Local Plan's development.

3.2 The SA assessed all sites, policies and proposals in each iteration of the Local Plan and their reasonable alternatives, including the Proposed Main Modifications made to the Local Plan following its submission. This helped Eastleigh Borough to formulate its approach with regards to which options to take forward, alongside other material planning considerations.

3.3 The preparation of the SA Reports (which meet the requirements of an 'Environmental Report' under the SEA Regulations) at each stage of the Local Plan's preparation, and how the SA was taken into account are set out below, according to the relevant Local Plan consultation stage.

Call for sites (2015)

3.4 The Council carried out a 'Call for Sites' in summer 2015. This informed an update to its Strategic Land Availability Assessment (SLAA) and over 250 greenfield sites were assessed. The SA Scoping Report accompanied this stage. Two Scoping Reports were produced; a draft report in June 2015 and a final version taking into account consultation comments was published in December 2015.

3.5 The Scoping stage of the SA involved compiling baseline information about the social, economic and environmental issues for the plan area as well as the policy context (involving a review of plans, policies and programmes) and key sustainability issues. The SA framework was then developed, setting out the SA objectives against which plan options (including site options) were appraised.

Eastleigh Borough Local Plan Issues and Options (2015)

3.6 The Issues and Option document set out a range of alternatives for the Local Plan. All were subject to SA, the results of which were shared with the Council and published for consultation alongside the Issues and Options document. These documents were subject to consultation from December 2015 to February 2016.

3.7 The Issues and Options Document SA appraised a range of options including:

- Draft visions and objectives
- Six options for scale of housing growth
- Eight Strategic Spatial Options (A-H)
- 23 Strategic Locations
- Five strategic Growth Options
- 41 Greenfield Site Allocation options
- Non-spatial policy options

3.8 The Sustainability Appraisal Report to accompany the Eastleigh Issues and options Document at Regulation 18 consultation stage (hereafter referred to as the Issues and Options Document SA) was produced at this stage. This included technical appendices detailing initial SA of options and emerging elements of the Issues and Options Document.

3.9 The SA results (among other evidence) helped to guide Eastleigh Borough in identifying how best to address the issues facing the plan area.

Eastleigh Borough Local Plan 2016-2036 (2018)

3.10 The Eastleigh Borough Local Plan 2016-2036 (2018) document is referred to as the Proposed Submission Plan. The relevant SA Report was the Sustainability Appraisal report to accompany the Eastleigh Borough Proposed Submission Local Plan at Regulation 19 consultation stage (June 2018) (2018 SA Report).

3.11 The 2018 SA Report built on the Issues and Options Document SA, and set out the appraisals of the Local Plan policies and site allocations. In general, the options and policy approaches that were taken forward in this version of the Local Plan were those that performed more positively or at least as well against the SA objectives than the rejected options, although in some cases other planning considerations determined which options should be taken forward.

Submission to the Secretary of State

3.12 The 2018 SA Report was submitted to the Secretary of State alongside the Proposed Submission Local Plan on 31st October 2018.

Examination

3.13 Examination of the Eastleigh Local Plan took place from November 2018 to March 2022. Three addenda to the 2018 SA Report were produced to support the Local Plan Examination and assess main modifications to the Local Plan, as set out below.

June 2019 SA Addendum

3.14 One of responses to the consultation on the 2018 SA Report identified the need for a minor change to the SA due to a factual error. In addition, a number of additional reasonable alternative sites were proposed by consultees in responding to the Regulation 19 consultation. The change to the SA was set out and an additional 14 site options were assessed in the June 2019 SA Report.

Eastleigh Borough Local Plan 2016-2036 Schedule of Proposed Main Modifications (May 2021)

3.15 The Eastleigh Local Plan 2016-2036: Main Modifications Addendum to the Sustainability Appraisal of the Eastleigh Borough Local Plan (2021) (hereafter referred to as 2021 SA Addendum) was prepared to assess and describe the likely sustainability effects of the Proposed Main Modifications. This was published alongside the Main Modifications for consultation from June to July 2021.

3.16 The SA Addendum concluded that, while the assessment of policies would change in response to these proposed modifications, the overall cumulative effects of the Local Plan would not change (note that this conclusion was updated in the March 2022 Addendum).

Eastleigh Borough Local Plan 2016-2036 Schedule of Final Main Modifications (March 2022)

3.17 In March 2022, the Inspector, identified a final set of Main Modifications to the submitted Local Plan. The Eastleigh Local Plan 2016-2036: Main Modifications Addendum to the Sustainability Appraisal of the Eastleigh Borough Local Plan (2022) (hereafter referred to as 2022 SA Addendum) was prepared to assess the implications of these main modifications.

3.18 As the 2022 Main Modifications set out modifications to the submitted Local Plan, this iteration of modifications and the 2022 SA Addendum supersede the 2021 Main Modifications and accompanying SA Addendum.

3.19 Following consultation on the Main Modifications and the associated SA Report, the Inspector's Report concluded that, with the inclusion of the recommended modifications, the Local Plan satisfies the requirements of Section 20 (5) of the Planning and Compulsory Purchase Act 2004 and meets the criteria for soundness in the National Planning Policy Framework.

Adopted Eastleigh Borough Local Plan (2022)

3.20 This Adoption Statement summarises the SA/SEA process and how this has influenced the preparation of the Eastleigh Borough Local Plan.

Chapter 4

How opinions of consultation bodies and the public have been taken into account

4.1 At each stage of the Eastleigh Borough Local Plan's development, an SA Report was published alongside the Local Plan document for consultation with the public and the consultation bodies specifically referred to in the SEA Regulations (Historic England, the Environment Agency and Natural England). The SEA Regulations require that the SEA Adoption Statement provides an account of how any opinions expressed by the public and the consultation bodies have been taken into account.

4.2 The Local Plan consultation stages and responses received relating to the SA documents are summarised below.

SA Scoping Report (2015)

4.3 The SA Scoping Report was subject to consultation between June and July 2015, including formal consultation with the SEA statutory bodies (Historic England, the Environment Agency and Natural England).

4.4 This provided an opportunity for consultees to comment on the proposed scope and level of detail of the SA, including whether the objectives in the SA framework provided a reasonable framework for assessing the likely significant effects of the Local Plan and whether the review of relevant plans, policies and programmes (the 'PPP' review) and baseline information were appropriate and complete.

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4.5 Comments received on the SA scoping were taken into consideration and addressed in the Final SA Scoping Report (December 2015). A number of amendments were made to the baseline information, key sustainability issues and the SA framework. Full details of how each response was addressed were set out in Appendix 1 of the final Scoping Report.

Issues and Options Document SA (December 2015)

4.6 The Issues and Options Document SA accompanied the Issues and Options Document for Regulation 18 consultation between December 2015 and February 2016. Comments made during the consultation were taken into consideration and informed the preparation of the Proposed Submission (Regulation 19) Local Plan and accompanying SA Report. Consultation comments received in relation to the Issues and Options Document SA were detailed in Appendix 1 of the SA Report, along with a response to each and any necessary changes were implemented in the next iteration of SA.

SA Report (June 2018)

4.7 The SA Report for the Proposed Submission Plan (June 2018) accompanied the Local Plan for Regulation 19 consultation between June and August 2018. Many of the consultation responses received in relation to the SA Report focussed on the appraisal of specific sites that had been selected or rejected for allocation, including a number of comments from site owners and promoters. In general, these related to site-specific information, proposals and mitigation put forward by promoters. In such cases it was not considered necessary to update the SA, as assessments had been undertaken in line with the methodology set out in the SA Report.

June 2019 SA Addendum

4.8 The June 2019 SA Addendum presented an assessment of 14 additional site allocation options; and also set out a minor, factual update identified as a result of comments received during the Regulation 19 consultation. The SA Addendum was published as an examination document (SUB016) and representors had the opportunity to comment on its content and conclusions in their hearing statements. The 2019 Addendum concluded that no substantial updates to the 2018 SA of the Proposed Submission Local Plan were required – a sentence was removed from paragraph 2.33 of the Proposed Submission Local Plan for clarity, and whilst a small area was added to a strategic site, this did not change the previous SA conclusions.

April 2021 SA Addendum

4.9 Following the initial examination hearings in November 2019 to January 2020 and further examination hearings in January 2021, an April 2021 SA Addendum was prepared and published for public consultation alongside the Council's Schedule of Proposed Main Modifications between June and July 2021. The Proposed Main Modifications were subject to SA, including an assessment of the following policies:

- Policy S8: Historic Environment
- Policy HH1: land West of Horton Heath
- Policy CF1: Land at Common Road Industrial Estate, Chandler's Ford
- Policy CF2: Land to the Rear of 75-99 Hiltingbury Road
- Policy E2: Land at Toynbee Road, Eastleigh.

4.10 The Council's July 2021 summary of consultation responses [[See reference 10](#)] summarises the consultation comments received in relation to the Main Modifications consultation. Comments on the SA Addendum generally reflected comments made in relation to the 2018 SA Report. The consultation

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comments and responses, Schedule of Main Modifications (May 2021) and accompanying April 2021 SA Addendum were sent to the Inspector for consideration in preparing the Inspector's report.

April 2022 SA Addendum

4.11 In March 2022, the Inspector identified a final set of Main Modifications to the submitted Local Plan. The SA implications of these were appraised in an updated version of the April 2021 SA Addendum. This iteration of modifications took into account comments received in relation to the 2021 proposed Main Modifications. As the 2022 Main Modifications set out modifications to the submitted Local Plan, this iteration of modifications and the 2022 SA Addendum supersede the 2021 Main Modifications and accompanying SA Addendum.

Chapter 5

Why the adopted Local Plan was chosen in light of the other reasonable alternatives dealt with

5.1 Eastleigh Borough considered a range of reasonable alternative options during the preparation of the Local Plan, particularly in relation to strategic policies addressing the scale and distribution of additional growth. Alternative options for development site allocations and policy options were also considered.

5.2 Information considered by Eastleigh Borough before final decisions were made included:

- the SA findings, particularly the significant effects generated by each option.
- the Local Plan's vision and objectives.
- results of consultation and engagement with the general public and key stakeholders.
- the evidence base for the Local Plan.

5.3 The options considered for the Local Plan are described below alongside a summary of Eastleigh Borough's reasons why the preferred options were selected over the reasonable alternatives. More detailed information about why individual options were selected or rejected can be found in Appendix 10 of the 2018 SA Report.

Vision and objectives

5.4 The Local Plan sets out the policies and plans to guide the future development of Eastleigh Borough in the period up to 2036. It identifies the scale of development required during this period and the key locations to meet this need. The Local Plan identifies 12 objectives covering biodiversity; green infrastructure; encouraging sustainable development and supporting town centres; meeting housing need; tackling deprivation; reducing waste; delivering infrastructure; and supporting economic and employment growth.

5.5 The Vision and Objectives are aspirational and drew on those set out in the Borough Council's Corporate Plan 2015-2025. Given this, no reasonable alternatives were identified by the Council, but the Vision and Objectives have evolved over time. The Vision and Objectives were originally appraised at the Regulation 18 consultation stage and additions to the wording were made to the Vision following this. The SA appraisal were repeated in the Regulation 19 stage. Modifications to a number of objectives were made at the Main Modifications stage to reflect changes within the Policy wording. The final version of the Vision and Objectives are contained within the adopted Local Plan.

Quanta options

5.6 A range of potential 'quantum' (amount of development) options were considered for meeting housing and employment needs in Eastleigh Borough. The Council has identified a need to find land for a minimum of 14,580 dwellings to be delivered in the plan period 2016-2036. The housing target is based on PUSH SHMA, rolled forward to 2036 and taking account of completions since 2011. As completions were below the target of 650 dpa, the annual average target over the plan period has been increased to 729 dpa. This figure is in line with the Government's draft standard methodology for calculating housing need. A range of Policy Options relating to affordable housing and mix and type of housing were appraised through the SA. In terms

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of the quantum of employment land to be provided to meet the Objectively Assessed (local) Need, the evidence shows that the Council has estimated a requirement for 144,050sq.m. (net) of new employment floor space (2016-2036). In relation to employment growth, the approach selected is to follow principles from previous Local Plan (while recognising permitted development rights for the change of use of some employment uses). Other options were rejected as there is a need to protect employment uses and consider proposals for non-employment uses on a case by case basis.

5.7 Further details on the alternatives considered and the reasons for selecting the preferred quanta options are presented in Chapter 6 and Appendix 10 of the 2018 SA Report.

Strategic Location Options

5.8 The Council prepared a new draft Strategic Land Availability Assessment (SLAA) which considered the development potential of over 250 individual sites which were promoted for development or appraised by officers across the Borough. The SLAA also set out estimates of the amount of housing likely to come forward in the future from sites within existing towns and villages, as well as those sites which already have planning permission. Based on the emerging findings of the SLAA at the time, options for providing for new development were identified. These combined individual sites assessed in the SLAA into a series of 'Strategic Location options', some of which were capable of being developed in combination with others ('strategic spatial options'). A total of 23 Strategic Locations Options were identified and appraised in December 2015.

5.9 The Issues and Options document also set out a range of alternatives for the Strategic Location Options. All were subject to SA, the results of which were shared with the Council and published for consultation alongside the Issues and Options document. The results of the Issues and Options document SA, among other factors, fed into the next stages of Local Plan preparation. Following consultation on the Issues and Options document and additional evidence base and SA work, the Strategic Location were reviewed and refined. Where multiple

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options existed, the Council selected which option to take forward. Such decisions were based on a range of factors, including consultation responses and the Issues and Options document SA. The 23 Strategic Location Options were grouped together to form eight Strategic Spatial Options.

5.10 The Strategic Location Options are not included in the Proposed Submission Plan. However, they were the starting point from which the Strategic Growth Options (SGOs) were developed.

Strategic Spatial Options

5.11 LUC appraised eight Strategic Spatial Options in December 2015. Some of these options were identified around particular locations, others were proposed as a “package” by developers, while some of the strategic location options were combined because of the role they can play in delivering new infrastructure. None of the Strategic Spatial Options have been included in the Proposed Submission Plan, they formed the starting point for developing the Strategic Growth Options that were included in the plan. All site/location assessments at the options stage were undertaken based on the site boundaries only, allowing them to be assessed on a consistent basis. This served to highlight sustainability issues, some of which may be capable of being mitigated by site-specific requirements in allocation policies or by criteria-based policies applying to all sites. The Option areas are:

- Option a: Extensions to settlements
- Option B: Expansion of Bishopstoke and Fair Oak to the north/north east with related development in Allbrook Village
- Option C: Expansion of Fair Oak to the east and north
- Option D: Expansion of Bishopstoke to the south and Horton Heath to the west
- Option E: Extension to West End to the north of the M27
- Option F: Extending Hedge End to the north east and Botley to the north

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- Option G: Hamble Airfield
- Option H: Redevelopment of Eastleigh Riverside for employment uses

5.12 The Issues and Option document also set out a range of alternatives for the Strategic Spatial Options. All were subject to SA, the results of which were shared with the Council and published for consultation alongside the Issues and Options document. The results of the Issues and Options document SA, among other factors, fed into the next stages of Local Plan preparation. Following consultation on the Issues and Options document and additional evidence base and SA work, the Strategic Spatial Options were reviewed and refined. Where multiple options existed, the Council selected which option to take forward. Such decisions were based on a range of factors, including consultation responses and the Issues and Options document SA.

5.13 Further information regarding decision making in relation to this group of options can be found in Appendix 10 in the 2018 SA Report.

Strategic Growth Options

5.14 Following production of additional evidence, the Council further refined the Strategic Spatial Options to compile the Strategic Growth Options (SGOs). LUC appraised five Strategic Growth Options (SGOs) in January 2018. LUC assessed these SGOs in early 2018 and fed the results of this assessment back to the Council for consideration in finalising the plan. The five SGOs are listed below:

- SGO B/C: Expansion of Bishopstoke and Fair Oak to the north and east.
- SGO C: Expansion of Fair Oak to the east and north.
- SGO D: Expansion of Bishopstoke to the south and Horton Heath to the west, plus land immediately to the northeast of Fair Oak a.
- SGO D: Expansion of Bishopstoke to the south and Horton Heath to the west, plus land immediately south of Option D and the railway line.

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- SGO E: Extension of West End to the north of the M27, plus land immediately to the northeast of Fair Oak b.

5.15 The Council initially selected SGO B/C for inclusion in the Local Plan, the reasoning for which is set out in Appendix 10 in the 2018 SA Report. However, the Inspector raised significant concerns regarding this SGO at Examination and it was therefore withdrawn from the plan. The Council has confirmed that, given the removal of SGO B/C in response to the Inspector's findings and the commitment to an early review of the Local Plan, among other factors, the SGO options are no longer considered to be reasonable alternatives for the 2016-2036 Local Plan.

Greenfield Site Allocations

5.16 These sites were identified by the Council through a process of assessing SLAA sites; undertaking a comparative assessment of potentially suitable sites looking at transport, gaps, landscape, biodiversity and other environmental criteria; and finally with a development capacity exercise by consultants. This looked at detailed site specific issues to determine if it can be developed, the developable area and how many dwellings could be built.

5.17 Eastleigh Borough initially identified 41 reasonable alternative greenfield site allocation options, out of 214 SLAA sites. These 41 options were subject to SA in July 2017. In late 2017, an additional 10 potential site options (one of which was a smaller part of a previously assessed site option) were identified by Eastleigh Borough and these were subject to SA and assessed in early 2018.

5.18 For each site, final decisions as to whether each site will be included in the Local Plan were a reflection on the lack of negative impacts on countryside gap and acceptable impacts/impacts which can be mitigated on the other criteria, taking into account nearby development and site specific factors.

5.19 Appendix 10 of the 2018 SA Report sets out further information in relation to the selecting or not selecting greenfield site options.

Policy Options

5.20 This set of options considered the main planning issues facing the Borough over the period to 2036, and the type of policy approaches that could be used to address each issue. For each issue the approach taken in the 2011-2029 Local Plan (which proceeded to examination but was not supported by the Inspector due to insufficient housing provision) was considered, along with reasonable alternative policy approaches. For several of the proposed policy approaches, reasonable alternatives were not identified as any approach other than the preferred approach would not be in conformity with the requirements of the National Planning Policy Framework (NPPF). As well as development management policies, there are also a number of policies that set out requirements for development of the allocated sites, which give more detail than just the site boundaries. LUC appraised draft development management policies in summer 2017. The results were sent to the Council in October 2017, so that they could feed into finalising the policies for the Proposed Submission Plan. Not all of the non-spatial policy options have been reflected in the Strategic Policies of the Proposed Submission Local Plan.

5.21 All policy options set out in the Issues and Options Document were subject to SA, the results of which were shared with the Council and published for consultation alongside the Issues and Options document. The results of the Issues and Options document SA, among other factors, fed into the next stages of Local Plan preparation. Where multiple options existed, the Council selected which option to take forward. Such decisions were based on a range of factors, including consultation responses and the SA of the Issues and Options document.

5.22 Reasonable alternative policy options were appraised within the SA in relation to affordable housing; specialised housing and providing for first time buyers and self builders; delivering sites for travelling communities; densities and building standards; existing employment sites; retail and other town centre uses; environmental quality; sports facilities; nature conservation; and heritage assets. Further information regarding decision making in relation to this group of options can be found in Appendix 10 in the 2018 SA Report.

Chapter 6

How the significant environmental effects of the implementation of the Local Plan will be monitored

6.1 The SEA Regulations require that “The responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action” (Regulation 17), and that the Environmental Report should provide information on “a description of the measures envisaged concerning monitoring” (Schedule 2).

6.2 The Planning Practice Guidance (PPG) on SA states that it is not necessary to monitor everything and monitoring should be focused on the significant sustainability effects, including significant effects where there is uncertainty and where monitoring would enable preventative or mitigation measures to be taken. However, in order to address the requirement in SEA Regulation 17 noted above to “identify unforeseen adverse effects at an early stage and be able to undertake appropriate remedial action”, and taking precautionary approach, measures have been proposed to monitor sustainability effects for all the objectives in the SA framework.

6.3 The indicators recommended to be used by Eastleigh Borough Council to monitor the potential sustainability effects of implementing the Local Plan are set out by each SA objective below (* indicators not currently included in the Local Plan monitoring framework to be monitored if information is readily available):

- 1. Provide sufficient housing to meet identified local needs, including affordability and special needs.

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- Net additional dwelling completions (including on strategic sites and allocations)
- Number of dwellings in pipeline as identified in Housing Trajectory
- Net additional gypsy and traveller pitches
- Proportion of dwellings completed by type, size and tenure (including specialist housing for the elderly)
- Number and proportion of affordable housing completions
- Proportion of new dwelling completions meeting Part M4 of the Building Regulations
- Dwellings meeting the Nationally Described Space Standards (or future equivalent)
- 2. Safeguard and improve community health, safety and wellbeing.
 - Adult participation in sport at least once a week*
 - Adult obesity rates*
 - Development of new indoor and outdoor sport and recreation facilities
 - Provision of new community facilities and infrastructure including by type
 - Indices of multiple deprivation statistics (all domains)*
 - Provision of new health facilities
- 3. Develop a dynamic and diverse economy.
 - Net additional floorspace completed for Use Class E, B2 and B8 uses on existing and allocated employment sites (including office development)
 - Net additional floorspace completed for Use Class E, B2 and B8 uses at Eastleigh River Side and SAEG / including office development
 - Amount of employment floorspace on existing and allocated employment sites lost to other uses
 - Net additional floorspace completed at Eastleigh River Side (E6)

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- The provision of facilities for skills training
 - Skills related planning obligations secured as part of planning permission
 - Provision of new primary and secondary schools
 - Total Jobs / Percentage in employment*
 - Claimant Count*
- 4. Reduce road traffic and congestion through reducing the need to travel by car/lorry and improving sustainable travel choice.
- Proportion of residential development within 1km and 3km of bus stop and/or train station
 - Delivery of identified road schemes
 - Delivery of new strategic routes as set out in policy S13 by km complete
 - Number on school rolls compared with school capacity*
 - Number of new cemetery plots provided
 - Number of cultural and arts and tourism facilities delivered
 - Planning applications granted allowing the loss of a community facility
 - % of borough able to access super-fast broadband
 - Provision of new strategic footpath, cycleway and bridle routes
- 5. Protect and conserve natural resources.
- Number of renewable energy schemes completed
- 6. Reduce air, soil, water, light and noise pollution.
- Status of AQMAs (number, area, pollution levels)
 - Watercourses classified as good or very good biological or chemical quality; compliance with EC bathing waters directive
 - Planning applications granted contrary to Environment Agency advice on flooding and water quality grounds

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- % applications refused due to unacceptable noise/air pollution or land contamination (DM7)
- Number of applications which require noise mitigation measures
- % of sites affected by land contamination and number of projects involving remediation
- 7. Plan for the anticipated levels of climate change.
 - Projects to enable adaption
- 8. Minimise Eastleigh Borough's contribution to climate change by reducing the Borough's carbon footprint and minimising other greenhouse gas emissions.
 - Number of vehicle movements per capita*
 - Number of miles travelled by car club vehicles
 - Number of cycle movements per capita*
 - Passenger numbers at train stations*
 - Reduce number of commuting journeys made by car*
 - % change in per capita greenhouse gas emissions*
 - Achieve BREEAM 'excellent' (or equivalent) or BREEAM 'very good' plus 'passivhaus' certification
- 9. Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.
 - Percentage of waste recycled*
- 10. Protect, enhance and manage biodiversity and geodiversity, improving its quality and range. Avoid, mitigate or, at last resort, compensate for adverse effects on biodiversity.
 - Extent of areas of biodiversity importance (including SACs, SPA and Ramsar sites, SSSIs, SINCs)
 - Conditions of SSSIs. Management status of SINCs
 - Extent of BAP priority habitats

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- 11. Enhance the Borough's multifunctional green infrastructure networks.
 - 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
 - Update of qualitative assessment of country parks
 - Unrestricted open space per 1000 people
- 12. Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.
 - Development consisting of 50 plus dwellings developed / material changes of use in the settlement gaps
 - Percentage of dwellings achieving passivhaus standard on development allocations
 - Developments consisting of 50 plus dwellings permitted outside of existing urban edge
 - Applications refused due to impact on the countryside & landscape
 - Number of new moorings
 - Amount of new floorspace completed for boatyard/marina use
 - Amount of Grade 1, 2 and 3a agricultural land lost to other uses (DM16)
 - Support given to Policy DM1 at appeal
 - 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
 - Footfall count
 - Vacancies in town, district, local and neighbourhood centres
- 13. Protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.

Chapter 6 How the significant environmental effects of the implementation of the Local Plan will be monitored

- Applications refused due to impact on the historic environment
- Conservation Areas covered by up-to-date appraisals (completed within last 5 years)
- Heritage Classified as 'At Risk' by English Heritage
- % of historic gardens, landscapes and archaeological assets affected by development
- Number of applications to conserve, enhance or/and increase access to heritage assets

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References

- 1 LUC, in association with Eastleigh Borough Council (2018) Eastleigh Borough Local Plan 2016-2036, Sustainability Appraisal Report to accompany the Eastleigh Borough Proposed Submission Local Plan at Regulation 19 consultation stage
- 2 LUC, in association with Eastleigh Borough Council (2019) Addendum to the Sustainability Appraisal of the Eastleigh Borough Local Plan June 2019
- 3 LUC, in association with Eastleigh Borough Council (2021) Eastleigh Borough Local Plan 2016-2036, Addendum to the Sustainability Appraisal of the Eastleigh Borough Local Plan April 2021
- 4 The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004/1633) as amended by The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (SI 2018/1232) and The Environmental Assessment of Plans and Programmes (Amendment) Regulations 2020 (SI 2020/1531)
- 5 The Conservation of Habitats and Species Regulations 2017
- 6 Eastleigh Borough Local Plan 2016-2036 Habitats Regulation Assessment June 2018
- 7 Urban Edge Environmental Consulting, in association with Eastleigh Borough Council (June 2019) Habitats Regulations Assessment for the Eastleigh Borough Local Plan 2016-2036, HRA Report for the Submission Plan
- 8 Urban Edge Environmental Consulting, in association with Eastleigh Borough Council (May 2021) Habitats Regulations Assessment for the Eastleigh Borough Local Plan 2016-2036, HRA Report for the Proposed Main Modifications
- 9 Urban Edge Environmental Consulting, in association with Eastleigh Borough Council (April 2022) Habitats Regulations Assessment for the Eastleigh Borough Local Plan 2016-2036, Addendum to HRA Report for the Proposed Main Modifications

References

- 10 Eastleigh Borough Council, Summary and Council responses to the main Modifications Consultation

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