

APPENDIX 1

Selected policy extracts from the Adopted Eastleigh Borough Council Local Plan (1997) and the Eastleigh Borough Local Plan Review 2001-2011 (second deposit)

Town and Local Centres: Retail and Leisure Development

122.S (Adopted Local Plan)

Proposals for the construction of or change of use of the ground floor of premises to a use other than A1 will be permitted in the local parades/village centres identified on the Proposals Map provided that no more than 35% of the total shopping frontage length of the centre would be given over to non A1 retail uses as a result.

150.TC (Local Plan Review)

Further development for retail or other community services will be permitted in the identified, district centres, village and local centres and neighbourhood parades, as shown on the proposals map provided it meets all the following criteria:

- i. is within, or is on an appropriate site immediately adjacent to the centre;**
- ii. does not undermine the commercial coherence of the existing centre;**
- iii. is not of a format or scale which would increase distances travelled or which would undermine the role of another centre;**
- iv. provides a continuous visible retail frontage, which avoids creating blank frontages;**
- v. shows that all storeys are designed for active use. The upper storeys should be designed for housing or office use.**
- vi. enhances and adds vitality to the centre, by providing a varied and interesting design and conforms to Policy 60.BE;**
- vii. replaces existing convenience stores; and**
- viii. enhances community safety.**

The Built Environment/Environmental Improvements

42.BE (Adopted Local Plan)

It is proposed to undertake environmental improvements in the following areas (as shown on the Proposals Map):

Allbrook
Bishopstoke village centre
Bursledon riverside
Chandlers Ford/Bournemouth Road Special Policy Area
Fair Oak village centre
Hamble village centre
Hedge End village centre
Hiltingbury Road east
Lowford village centre (Bursledon)
Netley Abbey village centre
West End village centre

70.BE (Local Plan Review)

The Council has a number of environmental improvement schemes which it intends to implement. These are listed separately. Where appropriate developers may be required to make financial contributions towards their schemes.

43.BE (Adopted Local Plan)

In order to improve the commercial vitality and physical fabric of the Fair Oak village centre, planning permission for new development proposals will only be granted if they have regard to a comprehensive scheme for the environmental improvement of the village centre and either incorporate or do not prejudice:

- i. improvements to and enlargement of the existing car park at the rear of the Summerlands Road shopping parade onto land to the east and south and adoption of this area by the Council as a public car park;
- ii. redevelopment of the existing properties at 441-451 Fair Oak Road together with vacant land at the corner of Fair Oak Road and Summerlands Road for class A1 shopping purposes;
- iii. provision of new public conveniences adjacent to the public car park;
- iv. relocation of Jacobs Coaches to a more suitable site and the redevelopment of the site for a more appropriate use; and
- v. undertaking a programme of environmental improvements including traffic calming in the area when the resources are available to do so.

25.NC (Local Plan Review)

Development will not be permitted where it would adversely affect species or habitats which are protected by legislation, unless appropriate measures are proposed which would acceptably mitigate the impact on those species.

SUPPLEMENTARY PLANNING DOCUMENT
FAIR OAK VILLAGE CENTRE DRAFT DEVELOPMENT BRIEF
SUSTAINABILITY APPRAISAL

INTRODUCTION

1. Eastleigh Borough Council is committed to integrating the principles of sustainable development into its policies, programmes and decision-making processes, so that services can be delivered in the most sustainable way.
2. Advice from central government emphasises the need for local authorities to encompass a wide range of environmental, social and economic issues in their development plans. Under the Planning and Compulsory Purchase Act 2004, sustainability appraisal is now mandatory for preparing and modifying regional spatial strategies, development plan documents and supplementary planning documents. Sustainability appraisals seek to assess how well the cross cutting nature of sustainable development is integrated into policy and practices, including local planning policy.
3. The Council published a draft Sustainability Appraisal of the Eastleigh Borough Local Plan Review 2001-2011 (2nd Deposit) in July 2003. For purposes of clarity, it is appropriate to use the same criteria for the *Fair Oak Village Centre Development Brief SPD for Consultation*
4. The process involves the qualitative assessment of the *SPD* against an independent set of sustainability objectives. Regional development frameworks and other strategies provide a useful basis for developing an appraisal framework, as they reflect both regional priorities and the overarching national sustainable development objectives. These objectives have been amended as appropriate to reflect the local priorities and needs of the Borough of Eastleigh.
4. The appraisal criteria are outlined below. The content of the draft SPD was 'scored' using the following criteria that has been widely used by local authorities in the region when undertaking sustainability appraisals in recent years.

Sustainability Appraisal Criteria

	Criterion	Objective	Type of Objective	Commentary	Tests (What effect, if any, does the SPD have on...?)
1	HOUSING	To meet the Borough's housing requirements, ensuring people have access to a decent home.	Social	The housing requirement for the Borough is set out in the Local Plan. The Borough's Housing Needs Survey highlights the need for affordable housing: Corporate Strategy Key Priority SP2.	<ul style="list-style-type: none"> • The existing supply of housing land? • The potential supply of land for new housing, including affordable housing?
2	EMPLOYMENT & ECONOMY	To strengthen and diversify the Borough's economy, ensuring stable levels of employment and economic growth.	Economic	The Council seeks to promote diversity of employment and support new businesses – Corporate Strategy Key Priority HP3.	<ul style="list-style-type: none"> • The range, quality and choice of existing employment land? • The potential supply of new employment land? • The vitality, viability and attractiveness of local areas?
3	EQUITY	To promote equality of opportunity and minimise unfair disadvantage.	Social	The Council should aim to minimise the threat of social exclusion in the Borough. There is a need to ensure that vulnerable or 'at risk' groups are not disadvantaged – Corporate Strategy Key Priority SP5.	<ul style="list-style-type: none"> • Community awareness and involvement? • Those with special needs, such as the disabled? • Elderly people or parents with young children? • Those on low incomes?
4	COMMUNITY FACILITIES	To ensure adequate provision for local needs.	Social	Local facilities such as shops, schools, churches, libraries, community centres, doctors and dentists provide for the day-to-day needs of the community and	<ul style="list-style-type: none"> • The existing provision of local facilities? • Rectifying the under provision of facilities? • Increasing the viability of

				provide a focus for community life. Larger scale facilities, such as theatres and sports centres, have a regional catchment area.	existing facilities? <ul style="list-style-type: none"> The provision of new facilities to cater for increases in population and demographic change?
5	LAND	To improve efficiency in land use through the reuse of previously developed land and urban fringe land efficiently and appropriately.	Environmental	The efficient use of previously developed land helps to relieve the pressure to develop valued areas of open space and countryside. The Borough seeks to target development into existing urban areas.	<ul style="list-style-type: none"> The amount of vacant and derelict land in urban areas? The proportion of brownfield development? To reduce the need to develop 'greenfield' sites? The density of development?
6	NATURAL RESOURCES	To protect and conserve natural resources.	Environmental	Sustainable development dictates that important natural resources should be conserved and managed as far as possible. New development can increase surface run-off and reduce infiltration, while some activities can pollute ground water and rivers.	<ul style="list-style-type: none"> River levels & water quality? The ground water table (water quality)? Sea water quality? Soil quality and likelihood of erosion? Agricultural land quality? Local biodiversity and ecological systems?
7	TRAFFIC IMPACTS	To reduce road traffic and congestion through reducing the need to travel by car and improving travel choice.	Environmental Social Economic	By reducing both the need to travel by private car and the number of journeys made, adverse impacts can be reduced. Corporate Strategy Key Priority T1.	<ul style="list-style-type: none"> Number and length of motorised trips? Number of cars on the road? Amount of freight on the road? Proportion of travel by car? Implications of local air quality management?
8	ENVIRONMENTAL HEALTH	To minimise pollution and to safeguard public health and safety.	Environmental Social	Air quality can be affected by transport routes and the proximity of conflicting land uses. The Council aims to monitor air	<ul style="list-style-type: none"> Disturbance caused from neighbouring uses? Risks to public health and safety from potentially

				quality and where it does not meet the national standards, it will take action to address the cause– Corporate Strategy Key Priority E4.	hazardous developments? <ul style="list-style-type: none"> • The likelihood of coastal and river flooding? • Implications for local air quality management?
9	ENERGY EFFICIENCY & CONSUMPTION	Promotion of energy efficiency and renewable energy use.	Environmental Economic Social	Increasing energy efficiency in terms of heating and lighting will help to conserve limited resources for future generation – Corporate Strategy Key Priority E3.	<ul style="list-style-type: none"> • The amount of non-renewable energy consumed? • The suitability of buildings for energy efficient practices?
10	CLIMATE CHANGE	To enable the community to adapt to and mitigate climate change through reducing energy consumption and supporting sustainable practices.	Environmental Economic	Eastleigh Borough Council aim to meet the challenge of climate change through mitigation and adaptation. These are set out in the Council’s Climate Change Strategy	<ul style="list-style-type: none"> • Do proposals aid in the reduction of energy consumption? • Encourage sustainable construction and design in new build? • Do proposals take account of the opportunities and threats of climate change?
11	WASTE MANAGEMENT	Promote waste minimisation, reuse, recycling and reducing the amount of waste produced.	Environmental Economic	New development should whenever possible make adequate provision for the efficient storage and collection of waste and recyclables. To increase the re-use / recycling of waste from 27.5% to 40% by 2005/6 - Corporate strategy Key Priority E1.	<ul style="list-style-type: none"> • The proportion of the Borough’s waste that is recycled? • The ease of storage and collection of wastes and recyclables? • The amount of waste generated?
12	NATURE CONSERVATION	To protect and enhance the Borough’s biodiversity.	Environmental Social Economic	Biodiversity contributes to local quality of life, and is an important resource, as highlighted by the Biodiversity Action Plan.	<ul style="list-style-type: none"> • Impact on statutory and locally important sites? • The quality and range of biodiversity in the Borough?
13	OPEN SPACE,	To maintain and	Environmental	Renewing existing, and	<ul style="list-style-type: none"> • Areas which are deficient in

	SPORT & RECREATION	improve the Borough's open spaces, rectify areas of under provision.	Social Economic	developing new, areas for recreation and sport on the Borough's open spaces and countryside sites. Corporate Strategy Key Priorities L1, L3.	open space? <ul style="list-style-type: none"> • Opportunities to improve access to provisions? • Existing areas of open space and linkages between them?
14	LANDSCAPE & TOWNSCAPE QUALITY	To protect and enhance the quality and variety of the local environment.	Environmental Social Economic	The quality and variety of people's surroundings impact on their quality of life. New development should be of high quality and reflect the character of the surroundings.	<ul style="list-style-type: none"> • The quality of urban design, layout and landscaping? • Integration of new development with existing? • Encouraging local character and distinctiveness? • Preservation of the countryside, strategic and local gaps?
15	CULTURE & HERITAGE	To preserve, promote and enhance the local architectural and historic heritage.	Environmental Social Economic	Listed buildings, conservation areas and other areas of architectural and archaeological importance contribute towards the cultural and historic heritage of the Borough and should be protected.	<ul style="list-style-type: none"> • Listed buildings, conservation areas and / or scheduled ancient monuments and their settings? • Raising the profile / image of the Borough? • Reflecting the Borough's cultural / architectural / historic heritage?
16	SAFETY & SECURITY	To minimise opportunities for crime against people and property, and to reduce the fear of crime.	Social Economic	Crime prevention is a material planning consideration. The Council aims to promote the safety, security and peace of mind of residents, visitors and employers through a range of crime reduction initiatives - Corporate Strategy Key Priority HP5.	<ul style="list-style-type: none"> • Creating attractive and well-used environments? • Increasing passive surveillance by design? • Providing adequate leisure and social facilities for young people and teenagers? • Designing landscapes to reduce the risk of crime?

17	GLOBAL SUSTAINABLE DEVELOPMENT	Through local initiatives, contribute towards global sustainability objectives.	Environmental Economic Social	Local Agenda 21 states ' <i>think global, act local</i> ', to contribute towards wider sustainability objectives.	<ul style="list-style-type: none"> Is there a contribution to regional, national and international sustainability objectives?
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6. The following scoring system is used to appraise the draft supplementary planning document against the criteria outlined above.

Direct Positive Effect	✓	Where the SPD directly and clearly contributes towards the sustainability criteria.
Potential Positive Effect	?✓	Where there is potentially a positive effect of the policy on the criteria, although the extent may be unclear.
Uncertain Effect	?	Where the effect on the policy towards the sustainability criteria is uncertain. Also where there may be positive and negative contributions.
Potential Negative Effect	?X	Where there is potentially a negative effect of the policy on the criteria, although the extent may be unclear.
Direct Negative Effect	X	Where a policy directly and clearly conflicts with one of the sustainability criteria.
No Impact	○	Where there is no direct relationship between the criteria and the policy.

7. The results of the appraisal are summarised on the following page. The techniques used in the appraisal will continue to be developed as it is used more widely for appraising policies and proposals. The technique will also be refined in light of the final publication of the ODPM guidance *Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: Consultation Paper*, which was published for consultation purposes in September 2004.

The Draft Fair Oak Village Centre Development Brief
Sustainability Appraisal

CRITERION		PREDICTED IMPACT	COMMENTARY
1	HOUSING	✓	Would increase the availability of housing in the village centre
2	EMPLOYMENT/ECON	✓	Would increase the available commercial floorspace and therefore employment potential
3	EQUITY	✓	New development would be designed to provide for improved access for those with mobility problems
4	COMMUNITY FACILITIES	?X	Could increase pressure on existing facilities unless offset by appropriate developer contributions
5	LAND	✓	Would make better use of brownfield land
6	NATURAL RESOURCES	?X	Potential increase in surface water runoff, to be mitigated by appropriate design
7	TRAFFIC IMPACTS	?X	Potential increase in trips from homes and to shops set against mixed uses within easy walking distance in village centre
8	ENVIRON. HEALTH	?	Potential noise impact on new residents should be effectively mitigated
9	ENERGY EFFICIENCY	✓	New development would be more energy efficient than existing
10	CLIMATE CHANGE	?	The development process will create CO2 emissions and the number of buildings will increase, which should be offset against lower levels of emissions from new more efficient buildings.
11	WASTE MANAGEMENT	?	More waste produced, but the provision of waste and recycling facilities at every dwelling should lead to an increase in recycling rates, building on Eastleigh's impressive recycling record
12	NATURE CONSERVATION	O	No impact is likely, marginal improvement possible with appropriate new planting.
13	OPEN SPACE & SPORT	?✓	May be opportunities to secure offsite contributions to existing facilities
14	LANDSCAPE & TOWNSCAPE QUALITY	✓	Objective is to improve the streetscene and general townscape quality
15	CULTURE & HERITAGE	O	No impact

16	SAFETY & SECURITY	✓	Design to lead to increased informal surveillance of area to rear of existing development
17	GLOBAL SUSTAINABILITY	?✓	If 10% energy is from renewables, would contribute to regional targets.

Conclusions

8. Overall the proposals have potential to greatly enhance the appearance of the area, and make more efficient use of an underused brownfield village centre site, with modern more energy efficient buildings. The increased population may help the viability of existing local facilities like shops, but will place more pressure on other community facilities like schools.
9. It is considered that on balance the proposals are acceptable in sustainability terms and that this document will have a positive effect in terms of promoting the regeneration of the village centre.