

CABINET

18 October 2018

EASTLEIGH BOROUGH LOCAL PLAN (2016-2036)

Report of the Local Plans Advisor

Recommendation(s)

It is recommended that Cabinet recommends to Council to:

- (1) Approve the Eastleigh Borough Local Plan (2016-2036) for the purpose of its submission to the Secretary of State for independent examination under section 20 of the Planning and Compulsory Purchase Act 2004 (the PCPA 2004) (see Appendix 1);
- (2) Approve the submission documents prepared pursuant to Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (the Local Planning Regulations) (see Appendices 2-4); and
- (3) Provide delegated authority to the Chief Executive for the following matters relating to the Local Plan:
 - a) to submit the Local Plan together with the submission documents prepared pursuant to Regulation 22 of the Local Planning Regulations;
 - b) to make non-material amendments to the Local Plan and/or its Policies Maps prior to submission;
 - c) to finalise the evidence base prior to submission (subject to the fact that if changes are significant, the Local Plan shall be returned to Cabinet and Full Council for further decision); and
 - d) to take or authorise such steps as may be necessary for the independent examination of the Local Plan to be completed, including:
 - (i). proposing, requesting from and discussing with the Inspector, at submission and through the examination, 'main modifications' to the wording of the Local Plan to ensure its soundness and legal compliance, in accordance with section 20(7C) of the PCPA 2004 (noting that 'main modifications' will subsequently be subject to public consultation prior to the completion of the examination and approved by Council);
 - (ii). indicating 'additional modifications' to the wording of the Local Plan (noting that these will relate to minor changes which do not materially affect the policies in or soundness of the Plan and will subsequently be approved by Council at adoption);
 - (iii). entering into Memorandums of Understanding or 'Statements of Common Ground' with third parties such as statutory agencies and adjoining Councils;
 - (iv). undertaking other tasks pursuant to informing and ensuring the

- effective running of the examination, including making submissions to the Inspector and providing to the Inspector such further or revised documents or information as may be necessary;**
- (v).engaging in consultation; and**
- (vi).publishing the recommendations of the Inspector in accordance with section 20(8) of the PCPA 2004 and Regulation 25 of the Local Planning Regulations.**

Summary

Since 2015, Eastleigh Borough Council has been working towards the preparation of a Local Plan for the period 2016 – 2036. The Local Plan sets out the policies and plans to guide future development within Eastleigh Borough up to 2036. It will be the statutory document against which individual planning applications are determined. The Local Plan therefore has a key role in shaping the future of the Borough.

This Report summarises the work that has taken place since 11 December 2017, when Cabinet and Council last made resolutions on the Local Plan.

Between December 2017 and June 2018 the Council continued to prepare the Local Plan and its evidence base in accordance with the December 2017 resolutions. Appendix 4 sets out the evidence that has been finalised.

The Local Plan and its evidence base were subsequently published on 25 June 2018 for a consultation that took place up to 8 August 2018. Officers have considered the responses to this consultation carefully. Having done so, they are satisfied that there are no material changes to the Local Plan as approved under delegated powers on 20 June 18 and that the relevant requirements have been complied with and that the Plan is ready for independent examination by an Inspector appointed by the Secretary of State. This Report therefore seeks formal authority to submit the Local Plan for independent examination.

Statutory Powers

Planning and Compulsory Purchase Act 2004

Localism Act 2011

The Town and Country Planning (Local Planning) (England) Regulations 2012

Strategic Implications

1. By virtue of the PCPA 2004, the Local Planning Regulations and the National Planning Policy Framework (NPPF), each Local Planning Authority should produce a Local Plan for its area. The Council's existing Plan (the Eastleigh Borough Local Plan Review 2001-2011) is out of date in certain respects and the Council now needs to ensure that it achieves a 'sound' Local Plan to replace it, in accordance with the Government's planning policy, the NPPF.

Background

2. The Report to Cabinet and Council on 11 December 2017 set out in detail the development of the Local Plan and the work that had been undertaken on its development up to that date. On 11 December 2017 the Council's Full Council resolved to "agree" the following recommendation by the Council's Cabinet:

"(1) That Council in principle (subject to the caveats hereafter set out in (a) and (b) below) the 'pre-submission' Local Plan and update to the policies map (Appendices 1 and 2) and gives delegated authority to the Chief Executive in consultation with the Leader of the Council to:

(a) finalise the wording and content of the Eastleigh Borough Local Plan 2016 - 2036 (including updating the maps in Appendix 2), following the completion of technical studies (subject to the results of these not significantly changing the content of the Eastleigh Borough Local Plan);

(b) to complete and update the evidence base prior to submission provided this does not lead to a significantly different approach needing to be taken in the Local Plan;

(c) upon completion of (a) undertake a Regulation 19 consultation on the final Eastleigh Borough Local Plan (2016 - 2036); and

(d) following (a), (b) and (c) above, submit the final Eastleigh Borough Local Plan (2016 – 2036) to the Secretary of State in accordance with Regulation 20, be approved and;

(2) That the updated Local Development Scheme (as set out in Appendix 3 of the report) and give delegated authority to the Chief Executive, in consultation with the Leader of the Council, to make any further updates as necessary, be approved;

(3) That the outcomes of the focussed engagement 'Shaping Your Community' with local residents and businesses as set out in Appendix 4) be considered, and;

(4) That the ongoing engagement with local communities, neighbouring councils and statutory agencies through the 'duty to co-operate' and 'Shaping Your Community' and with developers, be supported."

3. The Council's resolution was made by a majority (25 for, 9 against, and one abstention).

The Eastleigh Local Plan – Changes since December 2017

4. Since December 2017 officers have commissioned the necessary external specialists to complete technical studies, completed and updated the evidence

base sufficient to progress to Regulation 19 consultation, and finalised the wording and content of the Eastleigh Borough Local Plan (2016-2036).

5. The technical studies that have been completed since 11 December 2017 have involved undertaking a large amount of complex work, including the following:
 - An updated and revised Transport Assessment, and a study relating to Junction 12 of the M3;
 - An Infrastructure Delivery Plan;
 - A Viability Study;
 - Strategic Growth Option (SGO) Background Papers (significantly updated in parts, primarily to reflect other evidence);
 - A Draft Masterplan for the SGO;
 - A Habitats Regulations Assessment;
 - An Ecology Air Quality Assessment; and
 - A Sustainability Appraisal (significant updates to reflect other evidence / latest position).
6. The technical studies have not required significant changes to the content of the Local Plan.
7. It is also important to note that two of the main areas of clarity provided by the studies since December 2017 are: (1) there is no adverse effect on the integrity of any European Sites; and (2) the evidence continues to indicate that Strategic Growth Option B/C (see Eastleigh Borough Local Plan 2016-2036 Proposals Map) performs best in transport and accessibility terms.
8. As a result of the completion of background work, and checking the wording of the Plan, some minor changes have been made to the wording. These were incorporated into the version of the Plan that was published for consultation (see Appendix 1). The changes made since December 2017 are set out in the Table in Appendix 5 of this Report and are summarised in the following paragraphs. They do not introduce new policies or new sites. Rather, they are: (1) detailed changes to policies or supporting text to add clarity, make corrections, and/or provide more or less detail as appropriate; and (2) reflect the outcomes of the latest technical studies, strategies and further discussions both internally within the Council and externally – including, for example, Natural England, the Environment Agency, Historic England, the Highways Agency, Winchester City Council and the South Downs National Park Authority. Just one site boundary (site FO2) is amended.
9. The changes to the Local Plan document include the following:

- Textual changes to explain that site policies provide an indicative number of dwellings only and that higher dwelling numbers will be considered where justified.
- Additions to the SGO policy requirements to refer to: providing serviced land and buildings at nil cost available for community use; the nature of the link road; the timing and the financial contributions required; management of lighting (e.g. regarding 'dark skies' and ecology); a cross reference to policy requiring strategic mitigation measures in relation to the southern damselfly; reference to suitable alternative natural green space; and reference to archaeology.
- Further detail to recognise links to wider policy areas (e.g. physical and mental health).
- Emphasising the reasons for policies and referencing specific requirements, for example: the submission of an Infrastructure Delivery and Phasing Plan; a Construction Environmental Management Plan; and detailed ecological mitigation measures.
- Clarifying that the scope of 'residential amenities' covers new residents, garden space and parking in addition to existing residents and internal areas.
- Adding a table to show clearly the developer contributions required from site allocations.
- Adding reference to the supporting infrastructure and other uses required on sites with planning permission if new proposals come forward (Policy DM24).
- Clarifying where precise requirements will be determined at the planning application stage. For example, the Local Plan sets approximate buffer widths, and the exact buffer will be determined at the planning application stage in the light of a detailed design and any further surveys.
- Removing unnecessary detail. For example, the nature conservation (Policy DM11) and affordable housing (Policy DM30) policies are redrafted to combine points, avoid repetition and make the policies clearer.
- Providing some limited flexibility to the water management policy (Policy DM6) with regard to implementation of the policy.
- Updates to reflect changes since December 2017. These include further findings from the Local Plan evidence base, including for example the Habitat Regulations Assessment and Transport Assessment; and references to published strategies such as the PUSH Integrated Water Management Strategy and Solent Recreation Mitigation Partnership final strategy. It also includes updates to reflect the Habitat Regulations Assessment, and the Transport Assessment with respect to the road junction improvements required.
- Incorporating the findings of the community engagement which were summarised in the Cabinet/Council report and appendices on 11 December 2017.

- Grammatical and typographical errors have been corrected and text reinstated that was deleted in error from previous versions.
 - Cross references have been added and acronyms clarified.
10. Local Plan Policies Maps have also been prepared. These carry forward the designations and sites in the Policies Maps for the previous emerging Local Plan 2011-2029, as amended by the changes approved and set out in the Appendices to the December 2017 Council report (for example, to add a range of new sites, including the Strategic Growth Option, and amend designations including in relation to countryside gaps). The only further change at this stage is the extension of site FO2 (land north of Mortimers Lane) to reflect a planning permission on the site and its relationship with the SGO.
11. Following the preparation of the evidence base the Local Plans Advisor drafted a Report, dated June 2018, the purpose of which was to inform the decision whether to proceed to Regulation 19 consultation. This began with the following recommendation:
- “(1) Following consultation with the Leader of the Council, the Chief Executive is recommended, with respect to the Eastleigh Local Plan, to:*
- (a) Note that the evidence base is sufficiently complete;*
 - (b) Note that the evidence base does not require a significantly different approach to be taken by the Local Plan or its contents to be significantly changed;*
 - (c) Approve the final wording and content of the Eastleigh Borough Local Plan (2016 – 2036) for ‘Regulation 19’ consultation, as set out in Appendix 1, including the update to the Policies Map (Appendix 2);*
 - (d) Approve the commencement of the ‘Regulation 19’ consultation on the Eastleigh Borough Local Plan (2016 – 2036) to take place from 25 June to 6 August 2018.*
 - (e) Notwithstanding the decision made by Council on 11 December 2017, in the interests of public transparency, the Eastleigh Borough Local Plan (2016-2036) will be submitted to Cabinet with a summary of the Regulation 19 consultation, prior to the submission of the Plan to the Planning Inspectorate.”*
12. A delegated decision to proceed to Regulation 19 consultation was duly taken by the Chief Executive. The Record of this decision states as follows:

“Record of Delegated Decision made by Nick Tustian, Chief Executive in consultation with Cllr Keith House. Approval of Local Plan for Regulation 19 consultation (see minute 32 Council 11 December 2017/Minute Cabinet 11 December 2017)”

I met with Cllr House on Wednesday 20th June at 1pm and it was confirmed to us by Sam Fox that all Technical Studies required pursuant to the Regulation 19 consultation on the final Eastleigh Borough Local Plan 2016-2036 (the Local Plan) had been obtained (with the exception of the final Habitats Regulations Assessment). At that time the Draft Habitats Regulations Assessment had been received.

Further to the meeting with Cllr House on 20th June, following the receipt of the Habitats Regulations Assessment, I reviewed this on Friday 22nd June. A report by Sam Fox which sets out the technical studies that have been undertaken since the Council decision on 11th December 2017, and summarising the Eastleigh Borough Local Plan (2016-2036), was used to inform our discussion. Appendix 1 of this paper shows the intended finalised wording and content of the “pre-submission” Local Plan.

We were advised by Sam Fox that the maps in Appendix 2 of the Local Plan have been updated since 11 December 2017. (copies of the amended plans are attached at Appendix 3 to this note.)

We considered that the content of the proposed Local Plan had not been significantly changed. The reasons for this are set out in the above mentioned report.

Following the meeting on Wednesday 20th June; a review of the Habitats Regulations Assessment on Friday 22nd June; and a review of the above mentioned report by Sam Fox on Friday 22nd June, I have concluded that the Eastleigh Borough Local Plan (2016-2036), and its background evidence, are sufficiently complete for me to confirm that the Council proceed to Regulation 19 consultation pursuant to the 11 December 2017 Council decision.”

Regulation 19 Consultation

13. The Plan has been subject to a six week consultation period between 25 June – 8 August 2018, as required by Regulations 17 and 19 of the Local Planning Regulations. The headline results of the consultation are set out in the paragraphs below, with a more detailed summary set out in the updated Consultation Statement which is in Appendix 2. The officer team is currently preparing a technical response to each of the consultation responses which will be submitted to the Planning Inspectorate when the Local Plan is submitted for examination by the end of October.

14. In total, 927 responses to the consultation were received. Of these, over 87% were from individuals, 8% from representatives of organisations and the remaining from agents on behalf of organisations.
15. In addition, the Woodland Trust created an online form to enable people to object to Policies S5 and S6. Discounting duplicate responses, 2073 raised an objection via this route and of these 713 provided additional comments with their objection. Further analysis has shown that 65 people objected via the Woodland Trust and directly to the Council, 46 of which provided comments on policies S5 and S6 which are policies on the strategic growth option and its associated link road.
16. The Plan contains 11 strategic policies, 40 development management policies and a further 58 site policies. The consultation invited people to comment by policy and enabled comments to be made on as many or as few policies as people chose. It was compulsory for people to respond on legal compliance and the soundness of the plan. In total, over 12,700 comments have been received on these 109 policies with an additional 177 general comments. The questions on legal compliance and soundness were compulsory and over 75% of respondents provided comments on each of these.
17. When looking at all strategic and development management policies the proportion who have supported, opposed and are neutral is almost equal. For the site policies there are slightly more who are in support and more who are neutral.
18. The main exception to this pattern is the responses to Policies S5 and S6 on the Strategic Growth Option which received by far the most comments, with 766 responses to S5 and 654 to S6. There was a significant level of opposition of 89% and 87% respectively for these two policies.
19. The number of responses received on each of the site policies is far less than for the strategic and development management policies. On average there were 60 responses for each site and, of these, only around 10% provided a comment. Whilst, on average, there is quite an even split of those who are in support, oppose and are neutral, the comments received are wide ranging and vary from site to site. There are a number of common issues of concern raised about these proposed developments which include the impact on the environment, increased traffic congestion, impact on local services and facilities and overdevelopment leading to the narrowing of gaps between settlements and impacting on the identity of settlements. These correlate with the four key issues that were identified through the 'Shaping Your Community' engagement exercise in Autumn 2017.

20. As well as testing a Plan for soundness, the Inspector must ensure that it is legally compliant. To be legally compliant a Local Plan must be prepared in accordance with the Local Development Scheme, the Statement of Community Involvement, and relevant statutory provisions; the Duty to Cooperate must be complied with; and adequate Sustainability Appraisal and Habitats Regulations Assessment must be carried out.
21. Overall, 76% of respondents stated that they were 'unsure' as to whether the Plan was legally compliant, and 149 respondents stated the Plan was not legally compliant.
22. The Local Plan must also be tested for soundness. In order to be considered 'sound' the Inspector must be satisfied that the Local Plan is: positively prepared (based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development); justified (the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence); effective (deliverable over its period and based on effective joint working on cross-boundary strategic priorities); and consistent with national policy (enabling the delivery of sustainable development in accordance with the policies in the NPPF).
23. Just over 76% of respondents stated that the Plan was unsound. A significant number of comments were based on a very similar wording that had been shared, which was focussed on the SGO. Each of these stated that the Plan was unsound as it was pre-determined; other options had not been fully considered; and there was not adequate evidence.
24. Officers take seriously such comments on legal compliance and soundness and have reviewed all of them comprehensively. Having done so, they consider:
 - a. that the Local Plan is supported by a robust, detailed, comprehensive and up to date evidence base;
 - b. that the Local Plan meets the soundness tests under the NPPF, being positively prepared, justified, effective and consistent with national policy;
 - c. that the SGO and its link road are appropriate and deliverable - on this issue, officers note in particular that the evidence regarding the deliverability of the SGO and link road has been refined in the light of representations received, taking account of a review of the masterplan and viability study, infrastructure costs (including environmental measures), and assessments of the Allbrook rail bridge and a further study on Junction 12 of the M3. On the basis of this work it is considered that there continues to be a reasonable prospect that the SGO and link road will be appropriately delivered, with

infrastructure requirements funded either entirely via the developer or (if needed) with some public sector gap funding. There are a wide range of potential public funding sources available to help unlock major development and provide key infrastructure if needed. The rail bridge and M3 junction 12 studies have identified the need for some specific and focussed further assessment of particular aspects, and the Council is continuing to work with the highway authorities on these specific areas;

- d. that the Council has complied with all the relevant legislative and other requirements including UK and international law, government planning policy, the Council's constitution and relevant codes of conduct and procedures, its Statement of Community Involvement and the duty to cooperate; and
 - e. that the allegations of predetermination are unwarranted.
25. Accordingly, it is considered that the Local Plan strategy is the most appropriate when considered against all reasonable alternatives and that the approach is both legally compliant and sound.
26. All responses made to the latest consultation on the Local Plan are, at the time of writing this Report, being prepared by officers for publication via a link on the Council's website. These will be submission documents (under Regulation 22) and will therefore be sent to the Planning Inspectorate for consideration by the examining Inspector, who will decide whether or not (in taking them into account) the Plan should be amended.
27. Officers have also commissioned and are in the process of signing off a range of technical updates (some of which are minor) to ensure the Council submits the Local Plan with the most up to date evidence and studies. These include updates on Air Quality; the Habitat Regulations Assessment; Duty to Co-operate; Emerging Masterplan; Employment Needs Assessment; Infrastructure Delivery and SGO Viability, Landscape Sensitivity and Comparative Assessment. Although these reports are being finalised (using delegated powers), so far they do not indicate the need for a change in approach.

New National Planning Policy Framework (NPPF)

28. In March 2018 the Government published a draft revised NPPF for consultation and a replacement NPPF was published on 24 July 2018. This states (at paragraph 214) that Local Plans submitted by 24th January 2019 will still be examined against the 2012 NPPF. The Council currently remains on track to submit the Local Plan by the end of October 2018, as requested by the Secretary of State, and the Local Plan is therefore expected to be examined against the 2012 NPPF.

29. Alongside the new NPPF, the Government have introduced a new draft methodology for calculating housing need. The submission Local Plan's housing target exceeds Eastleigh's objectively assessed need but in line with the statutory duty to co-operate the Local Plan meets the PUSH Spatial Position Statement's housing target for the Borough. It also meets the Government's draft target for the Borough.

30. The Office for National Statistics have just released the latest household projections. On the face of it these suggest there may be a reduction in Eastleigh's need. However, at this stage, this should be considered cautiously for a number of reasons. Firstly, the Government Housing Minister (Kit Malthouse MP) has indicated that the Government is concerned that these projections do not reflect the 'pent up' demand for housing and that it is hoping to make a rapid announcement on the projections, and he has stated that "my message [to local authorities] is: don't take your foot off the accelerator". Secondly, the projections do not change the existing high unaffordability of homes. Thirdly, the PUSH Spatial Position Statement indicates an unmet need in the wider housing market area. Therefore, if needs were to reduce, the first effect would be to eliminate the unmet needs rather than to reduce planned provision in the submission Local Plan. For these reasons it is advised that the submission Local Plan in October 2018 continues to make the same provision for new housing. The Local Plan examination process will enable further consideration of this (along with all other issues), and should the Inspector consider a change in approach to be necessary, the Council will have an opportunity to respond and to fashion a change if required. However to do so now is considered to be premature for the above reasons.

Financial Implications

31. Funds have been approved in the recent Medium Term Financial Plan to fund these works. The budget will be closely monitored by the Lead Strategy Specialist.

Risk Assessment

32. The Council is continuing to pursue a process to enable it to demonstrate it is preparing a robust and sound plan. It is considered this, together with the Council's 5 year supply of housing land, and continued approach to permit appropriate planning applications under the NPPF's presumption in favour of sustainable development, demonstrates a positive approach to planning for sustainable development and reduces the risk that developers will be successful at appeal regarding sites the Council considers unsuitable.

Equality and Diversity Implications

33. The Equality Act is relevant to the decision in this report. The Eastleigh Borough Local Plan (2016-2036) has an important role in setting the framework for future development within the Borough. It will have an impact on those who live and work in the Borough regardless of age, disability, ethnicity, gender or other equality group. No adverse impacts have been identified for any particular group.
34. There are policies within the submission Local Plan which will have positive impacts on some groups. The implementation of the Plan would help to reduce adverse impacts on the community which could result from failing to address its needs for development. No adverse impacts on equality groups have been identified in the emerging Local Plan.

Conclusion

35. It is concluded that, following the completion of the evidence base since December 2017, the publication of the pre-submission Eastleigh Borough Local Plan (2016-2036), and consideration of the consultation responses: (i) the Local Plan and the associated submission documents should be approved for submission to the Secretary of State for independent examination under section 20 of the PCPA 2004; and (ii) the Chief Executive should be provided with delegated authority to allow the submission and examination of the Local Plan to occur.

SAM FOX
LOCAL PLANS ADVISOR

Date: 18 October 2018
Contact Officer: Sam Fox
Tel No: 023 8068 3839
e-mail: sam.fox@eastleigh.gov.uk
Appendices Attached: 5

LOCAL GOVERNMENT ACT 1972 - SECTION 100D

The following is a list of documents which disclose facts or matters on which this report or an important part of it is based and have been relied upon to a material extent in the preparation of this report. This list does not include any published works or documents which would disclose exempt or confidential information.

Cabinet/Council Report, Eastleigh Borough Local Plan (2016-2036), 11 December 2017

Appendices

1. Eastleigh Borough Local Plan (2016-2036)
2. Regulation 22 of the Local Planning Regulations (in material part, defining the submission documents that must be sent to the Secretary of State with the Local Plan)
3. Documents published for consultation under Regulation 19 (which, together with the Consultation Statement under Appendix 2, and the representations made in accordance with Regulation 20, will be submission documents under Regulation 22)
4. Table of changes to Eastleigh Borough Local Plan (2016-2036) between December 2017 – June 2018
5. Consultation Statement (updated to reflect the Regulation 19 Consultation)

Appendix 1

Eastleigh Borough Local Plan (2016-2036)

<https://www.eastleigh.gov.uk/media/3484/final-local-plan-document-june-2018-print.pdf>

Appendix 2

Regulation 22 of the Local Planning Regulations (in material part, defining the submission documents that must be sent to the Secretary of State with the Local Plan)

“(1) The documents prescribed for the purposes of section 20(3) of the Act are

- (a) the sustainability appraisal report;
- (b) a submission policies map if the adoption of the local plan would result in changes to the adopted policies map;
- (c) a statement setting out—
 - (i) which bodies and persons the local planning authority invited to make representations under regulation 18,
 - (ii) how those bodies and persons were invited to make representations under regulation 18,
 - (iii) a summary of the main issues raised by the representations made pursuant to regulation 18,
 - (iv) how any representations made pursuant to regulation 18 have been taken into account;
 - (v) if representations were made pursuant to regulation 20, the number of representations made and a summary of the main issues raised in those representations; and
 - (vi) if no representations were made in regulation 20, that no such representations were made;
- (d) copies of any representations made in accordance with regulation 20; and
- (e) such supporting documents as in the opinion of the local planning authority are relevant to the preparation of the local plan.”

Appendix 3

Documents published for consultation under Regulation 19 (which, together with the Consultation Statement under Appendix 2, and the representations made in accordance with Regulation 20, will be submission documents under Regulation 22)

Local Plan

- [Delegated powers report and appendices](#) (2018)
- [Proposed Submission Local Plan](#) (2018)
Appendices 2:-
[Policies Map North](#) (2018)
[Policies Map South](#) (2018)
- Appendix 3 [Cabinet report](#) (11 December 2017)

Development Needs

Housing Needs

- [Eastleigh Borough Objectively Assessed Housing Need](#) (2018)
- [Eastleigh Borough Assessment of affordable housing and other housing types](#) (Opinion Research Services, 2017)
- [South Hampshire Strategic Housing Market Assessment](#) (GL Hearn for PUSH, 2014)
- [Appendices](#)
- [South Hampshire Objectively Assessed Housing Need update](#) (GL Hearn for PUSH, 2016)
- [Planning for the right homes in the right places](#) (including the Government's standard methodology for housing need) (DCLG, 2017)

Employment Needs

- [Economic and Employment Land Evidence Base Paper](#) (GL Hearn for PUSH, 2016)
- [Transforming Solent Growth Strategy](#) (Solent Local Enterprise Partnership, 2015)
- [Eastleigh Local Economy review](#) (HCC, 2017)

Other needs

- [Eastleigh Borough Retail and Leisure Needs Assessment](#) (Carter Jonas, 2017)
- [Eastleigh Gypsy and Traveller Accommodation Assessment](#) (Opinion Research Services, 2017)
- [Retail Floorspace Provision](#)

Overall supply of sites

Housing sites

- [Housing Implementation Strategy](#) (2018)
- [Housing Trajectory](#) (2018)
 - [Tables 1-22](#) (2018)
 - [Appendix 1](#) (2015)
- [Eastleigh Borough Five Year Housing Land Supply](#) (2018)
- [Projected Five Year Housing Land Supply Position at Local Plan adoption](#) (2017)
- [Proposed housing allocation sites and sites with planning permission](#)

Employment sites

- [Employment Background Paper including the employment trajectory](#)(2018)
- [Commercial Appraisal of existing employment sites](#)
 - [Addendum](#)

Other sites

[Town Centres, Local Centres & Shopping Parades – Details of Occupancy Background Paper](#) (2017)

Selection and Delivery of Strategic Growth Option

- Strategic Growth Option Background Paper (2018):
 - [Part 1](#)
 - [Part 2](#)
- [Strategic Growth Option Public Transport Accessibility](#) (2018)
- [Strategic Growth Option Landscape sensitivity](#) (2017)
- [Strategic Growth Option Emerging Masterplan](#) (Allies and Morrison, 2018)
- [Strategic Growth Option – Housing trajectory](#) (2018):
 - [Appendix 1](#)
 - [Appendix 2](#)
 - [Appendix 3](#)
 - [Appendix 4](#)
 - [Appendix 5](#)
- [Eastleigh Strategic Transport Study - North Bishopstoke Bypass and Allbrook Hill Relief Road Feasibility Options Report and appendices B-E](#) (HCC, 2016)
 - [Appendices F-L](#)
- Strategic Growth Option – Hydrology and Flood Risk Reports (JBA Consulting, 2018):
 - [Itchen Hydrological Sensitivity Study](#)
 - [Conceptual Surface Water Drainage Strategy](#)
 - [Task 1 and 2 Technical Note](#)
 - [Technical Note appendix 1](#)
 - [Technical Note appendix 2](#)

- [Technical Note appendix 3](#)
- [Technical Note appendix 4](#)

Reports from developers planning consultants:

- [Ecological Appraisal](#) (White Young Green, 2017)
- [Bat Trapping and Radio-tracking Baseline Report and Evaluation](#) (White Young Green, 2017)
- [Noise Assessment](#) (White Young Green, 2018)
- [Landscape reports with appendices](#) (White Young Green, 2017)
 - [Supporting Plans](#)
 - [Viewpoint Sheets](#)
- [Link Road Landscape Appraisal Mitigation Proposals](#) (White Young Green, 2018)
- [High Level Archaeology and Heritage Appraisal](#) (White Young Green, 2017)
- [Minerals Safeguarding Appraisal](#) (White Young Green, 2017)
- [Land control plan](#)

Selection of other sites

- [Strategic Land Availability Assessment](#) (2017)
 - [Allbrook site assessment](#) (2016)
 - [Bishopstoke site assessment](#) (2016)
 - [Botley site assessment](#) (2016)
 - [Bursledon site assessment](#) (2016)
 - [Chandler's Ford site assessment](#) (2016)
 - [Eastleigh site assessment](#) (2016)
 - [Fair Oak and Horton Heath site assessment](#) (2016)
 - [Hamble site assessment](#) (2016)
 - [Hedge End site assessment](#) (2016)
 - [Hound site assessment](#) (2016)
 - [West End site assessment](#) (2016)
- Small and Medium Greenfield sites selection:
 - [Background paper including Appendices and Summary tables](#)
 - [Site maps](#) (July 2017)
 - [Supplementary site selection report](#) (November 2017)
- [Development Capacity assessment](#) (July 2017)
 - [Addendum](#) (November 2017)

Delivery and Infrastructure

- Transport Assessment:
 - [Part 1](#)
 - [Part 2 including Appendices](#)
 - [Transport Intervention Costings Summary](#)
 - [Transport Intervention Costs Estimates](#)
- [Infrastructure Delivery Plan](#) (June 2018)
- [Viability Study](#)
 - [High-level review of the Strategic Growth Option](#) (May 2018)
 - [Appendices](#) (2018)
- [Integrated Water Management Study](#) (PUSH, 2018)
- [Accessible Housing and Internal Space Standards Background Paper](#) (2018)
- [Water Efficiency Background Paper](#) (June 2018)

- [Demography Background Paper](#) (June 2018)
- [Consultation with Infrastructure Providers](#) (2016)
- [Correspondence with Highways England & Network Rail](#)

Environmental

- [Environmental Capacity Background Paper](#) (June 2018)
- [Countryside Gaps Background Paper](#)
- [Open Spaces Study](#)
- [Sports Facility Needs Assessment & Playing Pitches Strategy Update](#)(Continuum Sport & Leisure and LUC, March 2017)
- [PUSH Strategic Flood Risk Assessment](#) (2007)
 - [Update](#) (2016)
- [Habitats Regulations Assessment](#)
- [Southern Damselfly survey](#)
 - [Strategic conservation plan](#)
- [Ecology Air Quality](#)
- [Great Crested Newt Study](#)
- [Sustainability Appraisal and appendices, Non-technical Summary](#)(2018)
- [Sustainability Appraisal](#) (2018)
 - [Appendices](#)

Consultation and Communications

- [Statement of Community Involvement](#) (November 2015)
- [Consultation Statement and appendices](#) (2018)
- [Duty to Co-operate Statement](#) (2018)
- [Statement of Representation Procedure and availability of documents](#)
- [Guidelines for responding to the consultation](#)
- [Guidelines for organisations responding to the consultation](#)
- [Timetable of consultation drop in sessions](#)
- Drop-in session information pack
- [Local Plan summary](#)
- [Our approach to development](#)
- [Proposed new community: why this is our preferred option](#)
- [Masterplan: what is it and why we have started this process?](#)
- [How to comment](#)
- [What the Planning Inspector is looking for](#)

National and Regional Policy

- [National Planning Policy Framework](#) (March 2012)
- [Draft Revised National Planning Policy Framework](#) (March 2018)
- [Partnership for Urban South Hampshire \(PUSH\) Position Statement](#)(June 2016)
- [PUSH publications](#)

Other documents

- [Authority Monitoring Report](#) (2016-17)
- [Local Development Scheme](#) (2017)
- [Equalities Impact Assessment](#) (2018)
- [Brownfield Land Register](#) (2017)

Appendix 4

Table of changes to Eastleigh Borough Local Plan (2016-2036) between December 2017 – June 2018

Page	Paragraph / policy	Type of change	Reason for change
	Throughout	For clarification	Written in full for clarity – SINC, Sites of Importance for Nature Conservation; INNS, Invasive non-native species; PBL, Priority Biodiversity Link; PBA, Priority Biodiversity Area; SAC, Special Area of Conservation; SPA, Special Protection Area; LNR, Local Nature Reserve
	Throughout	General update	Reference to latest background papers and published documents updated as required
	Throughout	General update	Hyperlinks updated as required
	Throughout	Correction	Grammar and typographical corrections as required
0	Title page and footers	General update	Date changed
2	Foreword, 3 rd para	Update for consultation	Updated text for consultation version of Local Plan - From these we have developed <u>are developing</u> a plan...
2	Foreword, 3 rd para	Update for consultation	Updated text for consultation version of Local Plan - On the balance of the evidence currently available, the preferred approach. <u>The approach chosen ...</u>
2	Foreword, 5 th para	Update for consultation	'will be is published for public consultation when the outstanding evidence is finalised and incorporated into the plan
5	1.4	Update for consultation	Paragraph deleted as no longer relevant – related to the evidence required for this consultation Local Plan
5	1.5	Update for consultation	Updated text for consultation version of Local Plan - <u>This consultation provides you with the opportunity to...</u> There will be an opportunity to..
7	1.12	Update for consultation	Updated text for consultation version of Local Plan - The Local Plan published for consultation will be accompanied by a full Sustainability Appraisal Report 1 to <u>This explains the alternative options that were considered for the strategy, sites and policies and the reasons for the choices made. There will also be a</u> A <u>Habitats Regulations Assessment which has been undertaken to look at the impacts of the plan on sites of European nature conservation importance, and a Transport Assessment which to reviews its impacts on the Borough's roads. The plan has also been informed by a Strategic Flood Risk Assessment carried out for south Hampshire as a whole and a viability assessment.</u>
7	1.13	Update for consultation	Updated text for consultation version - <u>'All these assessments and To support the Local Plan, we will prepare a number of background papers are These will be...'</u>
7	1.14	Update for consultation	Updated text for consultation version – <u>'This plan is published for 6 weeks public consultation'</u> The Council will continue working up the plan, taking account of evidence when this is finalised, working with partners to produce an effective strategy to deliver the development required in the

			Borough. Public consultation on the Local Plan will then take place.
8	1.17	Update for consultation	Updated text for consultation version - This will continue to be updated until the plan is published for consultation. More details on the issues <u>are</u> will be set out in the Sustainability Appraisal (SA) Report and a series of background documents and studies (our evidence base) which <u>are</u> will be available on our website when finalised at
9	1.23	Update for consultation	Updated text for consultation version - Finally we will produce a the policies map to sets out the ... This will updates ...
10	2.1	Update for consultation	Update text – ‘Full details of these <u>are</u> will be set out..’ Delete final sentence as no longer relevant for this stage of the Local Plan - ‘This will continue to be updated to reflect the issues identified after community engagement.’
10	2.5	General update	Replace ‘Fleming Park Leisure Centre’ with ‘Places Leisure’
14	2.15	Correction	First sentence, text deleted as inaccurate and part of the rail works is there – ‘and there is a legacy of out dated infrastructure, particularly in Eastleigh itself with its former railway works’
15	P2	General update	Update following community engagement - ‘ <u>The provision of affordable homes to buy or rent was identified as the top issue for the borough by 18-29 year olds in the ‘Shaping Your Community’ questionnaire.</u> ’
16	2.19 (P6)	For clarification	Changed to ‘Eastleigh River Side - <u>including the Southampton Airport Economic Gateway</u> ’ to avoid confusion as these areas overlap
16	2.19 (P6)	For clarification	Added in ‘ <u>and also land north east of the airport</u> ’ when describing the extent of the site
16	2.19 (P6)	General update	Final sentence amended to reflect the Council’s corporate priorities to deliver the access road - ‘ Although This is identified as a key strategic employment site for south Hampshire in the PUSH Spatial Position Statement, <u>this and</u> relies substantially on the provision of a new access road that may not be economically viable in this plan period. ’
17	2.19 (P10)	Correction	Correction to ‘ <u>Non-B Use-Class employment</u> ’
18	2.19 (P13)	For clarification	Text on out of centre retailing amended to ‘ <u>might continue to adversely could affect the viability of shops..</u> ’ as towns and local centres have already been hit.
21	2.33 (G1)	Update for consultation	Update following community engagement - ‘ <u>Maintaining countryside gaps was identified as the second most important issue facing the borough in the ‘Shaping Your Community’ questionnaire (out of 13 issues).</u> ’
21	2.33 (G2)	Further detail added	Updated to recognise link with biodiversity, new text added after first sentence – ‘ <u>There are also opportunities for improvements to the management of agricultural land to improve biodiversity.</u> ’
21	2.33 (G3)	For clarification	Minor text changes to recognise wider disturbance issues from development in closer proximity to habitats and wildlife - ‘and <u>wider disturbance issues including</u> in relation

			to the birds using the SPA'
21	2.33 (G5)	Further detail added	Minor text changes to recognise links to health and wellbeing, new final sentence - ' <u>This could also improve the food environment and make it easier for people to make healthier food choices.</u> '
22	2.33 (G8)	Further detail added	Widen issue to capture the impact from other airborne pollutants - ' <u>mitigate for the impacts of Nitrogen Oxide NOx and other pollutants..</u> ' (in response to Natural England comment).
22	2.33 (G10)	General update	Updated text to reflect progress on the PUSH Integrated Water Management Strategy (IWMS) and the Council's commitment to address issues over the plan period – ' <u>The Local Plan published for consultation will address any issues for Eastleigh borough. Council will continue to work with partners to implement the actions identified in the IWMS, to address water quality and water resources issues over the plan period and to ensure development satisfies Habitats Regulations.</u> '
23	2.33 (G11)	Further detail added	Third bullet point extended to include reference to Travel Plans - ' <u>enhancing the attractiveness and efficiency of public transport to make it more competitive with car use on many journeys and using Travel Plans to publicise these options to businesses and developers;</u> '
23	2.33 (G11)	Update for consultation	Update following community engagement – ' <u>Reducing traffic congestion</u> ' was identified as the most important issue facing the borough in the ' <u>Shaping Your Community</u> ' questionnaire (out of 13 issues).'
26	2.39	General update	Update as new leisure centre has opened – add in; ' <u>The new Places Leisure Eastleigh opened in November 2017.</u> '
27	2.40 (C1)	Further detail added	Minor text changes to recognise physical and mental health issues – ' <u>The Borough has a good range of indoor and outdoor recreation facilities that have a role in improving both physical and mental health - .</u> '
27	2.40 (C2)	Update for consultation	New sentence added after first sentence as an update following community engagement - ' <u>The provision of medical facilities was identified as the third most important issue facing the borough in the 'Shaping Your Community' questionnaire (out of 13 issues). This was a particular concern for respondents aged 65 or over.</u> '
27	2.40 (C5)	Further detail added	Minor text changes to recognise the importance of provision of places – ' <u>The design and layout of new development and the provision of places for young people to go can help..</u> '
28	2.42	Less detail needed	First sentence deleted as a separate constraints map is not needed in addition to the Policies Map
29	Objective iii	Further detail added	Expand reference in sustainable community objective - ' <u>effective low carbon and water efficient</u> planning and design' (in response to Hampshire and Isle of Wight Wildlife Trust comments)
29	Objective v	Further detail added	'Excellent environment for all' objective extended to also cover the historic environment - ' <u>conserves and enhances the historic environment</u> '
29	Objective viii	Further	Extend to include spaces where people learn and play

		detail added	such as open spaces and areas for wildlife - 'Facilitate better physical and mental health and wellbeing by improving the places people live and work, <u>learn and play</u> , meeting the challenge of the ageing population, and promoting cultural and physical activity;'
30	3.3	General update	Amend sentence – An assessment of development viability is being <u>has been</u> undertaken in relation to the Local Plan.' Delete final sentence as the Council does not plan to take forward CIL alongside the Local Plan - 'The Council will also consider whether to implement a Community Infrastructure Levy to provide some of the infrastructure that is required to deliver the Local Plan strategy.'
31	3.5	Correction	Deleted 'a minimum of' when referring to greenfield housing sites
32	Policy S2, 1 st sentence	For clarification	Added in '2016-2036' for clarity – 'The Council will promote the delivery, <u>2016-2036</u> ,
37	4.9	Update for consultation	Text in first sentence changed to ' <u>is will be set out in a table and also shown in the key diagram. This will explain how the supply of new housing that is proposed in policy S3 will meet the housing requirement established in policy S2 above</u> ' as additional table is not needed.
38	4.9	For clarification	New text at end of paragraph – <u>'The 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'.</u>
40	4.10	Correction	Correction to delete 'or adjoining'
40	4.10	Less detail needed	Delete as this will be covered as part of the plan '(subject to Habitats Regulation Assessment)'
40	4.11	Further detail added	Cross reference to SGO employment requirement – addition of ' <u>The SGO also includes approximately 30,000 sqm employment floorspace</u> '.
40	4.13	Update for consultation	Paragraph no longer required in consultation version (states employment information to be shown in plan)
40	4.14	Update for consultation	Paragraph no longer required in consultation version (states employment information to be shown in plan)
41	4.18	Less detail needed	Delete 'The retail study identifies that there is unlikely to be additional capacity for retail floorspace that would warrant any further developments of this kind' as unnecessarily detailed.
41	4.18	Less detail needed	Deletion of 'one the basis that they could threaten the regeneration of these centres' and addition of 'in line with national policy'. To refer to overarching national policy.
42	4.20	Further detail added	Addition to note that part of the new road is within the Winchester district - ' <u>and a new link road to the M3 junction 12 (passing through Eastleigh and Winchester districts</u> '
43	Policy S5, 3b	Further	New final sentence. Addition of ' <u>Lighting will where</u>

		detail added	<u>possible contribute to 'dark sky' objectives, and avoid adverse impact on ecology while also ensuring safety and sporting needs are met</u> '. This provides guidance on lighting, not previously mentioned within the policy.
43	Policy S5, 4	Further detail added	Cross reference to other housing policies. Addition of ' <u>in line with policies DM26 and DM27</u> '
44	Policy S5, 7	For clarification	Paragraph amended to add reference to ' <u>serviced</u> ' land for the schools and playing fields ' <u>at nil costs</u> ' and replace ' <u>designed to facilitate the community use</u> ' with ' <u>available for..</u> '. To provide useful clarification of requirements.
44	Policy S5, 8	For clarification	Paragraph amended to add references to the provision ' <u>of buildings</u> ' on sites ' <u>at nil cost</u> ' to provide health services as part of the district centre. To provide useful clarification of requirements.
44	Policy S5, 9	For clarification	Paragraph amended to note that phases 1-3 are defined by policy S6, add that ' <u>all the land is in the control of the developers</u> ' and there is a strong likelihood of the full road being ' <u>funded</u> ', replacing ' <u>delivered (e.g. in terms of land ownership and financial viability)</u> '. To provide useful clarification of requirements.
44	Policy S5, 10	For clarification	Addition of ' <u>green infrastructure management</u> ' to the list of infrastructure requiring financial contributions
44	Policy S5, 12	For clarification	Addition of ' <u>A contribution towards strategic mitigation measures for any adverse effect on the southern damselfly as set out in policy DM11 will be required</u> ' To provide useful clarification of contribution required.
45	Policy S5, 15	For clarification	Addition – ' <u>provide suitable alternative natural greenspace (SANGS)</u> '. For clarification that space will include natural greenspace in addition to open space. In response to comments from Development Management.
45	Policy S5, 17	For clarification	Addition – ' <u>(including archaeology)</u> ' and ' <u>appropriately in line with national policy</u> '. For clarification in response to comments from Hampshire County Council Archaeology.
45	4.22	Further detail added	Additions – ' <u>will include an infrastructure delivery and phasing plan</u> '. For clarification on requirements for developers. New sentence added 'The Council will expect all land interests to work together to secure a comprehensive approach to development'.
46	4.23	Correction	Error – paragraph starting 'Construction of the link road..' deleted in Word version but not in final version of plan
46	4.29	Less detail needed	Deletion – ' <u>subject to any topographical or other constraints as identified through the master planning process</u> ' as text not needed.
47	4.32	General update	Update following further transport modelling – ' <u>This is because, without the link road, the scale of the full development proposed—proposal would generate significantly more traffic congestion across the Borough's road network and the link road will provide relief to this congestion</u> ' may generate severe and unacceptable congestion on surrounding roads. Conversely by delivering the link road, the new development may relieve congestion on these roads.

47	4.31	Less detail needed	Deletion - 'which will include position on the following points' as text not needed
47	4.32	Further detail added	Cross reference to S6 for information on phases - ' <u>as defined by policy S6</u> '. Clarification that planning permission should be secured in both districts - 'full planning permission has been granted for the road <u>within Eastleigh and Winchester districts</u> ' New sentence - ' <u>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</u> '.
48	4.33	For clarification	Addition ' <u>at nil cost</u> ' to clarify requirement towards new schools.
48	4.36	Further detail added	Addition to first sentence with reference to species - 'close to important environmental designations <u>and species</u> '
48	4.36, 2 nd bullet point	Further detail added	Further information about extent and where the buffer free from development applies – ' <u>[30-50 metres]</u> ' ' <u>around ancient woodland... the precise buffer within that range will be determined by the further assessment and detailed design</u> '
48	4.36, 3 rd bullet point	Further detail added	Addition of text to provide further detail on replacement hedgerows ' <u>(with like for like replacement of any species rich hedgerows which are lost)</u> '
48	4.36, new bullet points	Further detail added	New bullet points added to provide more detailed information on appropriate measures: <ul style="list-style-type: none"> • '<u>retain semi improved and marshy grassland where possible or else ensure it is replaced;</u> • '<u>Great Crested Newt habitats on the eastern edge of the site are appropriately protected;</u> • '<u>the creation of green infrastructure to provide interlinking foraging and commuting habitats, including vegetated crossing of roads;</u>'
48	4.38	Further detail added	Clarification about the management of green infrastructure - ' <u>The Infrastructure Delivery and Phasing Plan will include a Green Infrastructure Strategy which will also set out management arrangements</u> '.
48	4.38	Further detail added	Clarification about the role of green infrastructure, final sentence added - ' <u>Suitable alternative natural greenspace will encourage residents to stay locally rather than use more environmentally sensitive areas elsewhere.</u>
49	New para after 4.39	Further detail added	Further clarification about the development of a non-designated historic park and garden. New paragraph added - ' <u>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.</u> '
49	Policy S6, bullet 1	For clarification	Text amended to reflect the different role of the link road within and outside of development areas – change from

			'designed to act as a main road, including a main distributor road within the development area' to ' <u>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;</u> '
50	4.41, 1 st bullet	For clarification	Reference added to policy AL2 – ' policy policies <u>A1 and A2</u> '
50	4.41, 2 nd bullet	For clarification	Clarification on impact of realignment - ' realigning the approach road (to enhance <u>the vertical and horizontal clearance sight lines</u>)'
50	4.43	For clarification	New first sentence to clarify that a full application is required - ' <u>Given the environmental designations the link road passes, a full planning application should be submitted</u> '.
51	4.43, final bullet	Less detail needed	Final bullet on the southern damselfly ('Measures will also be put in place...') deleted as repetition and not needed
51	4.46	Further detail added	Add reference to lighting assessment - 'project level landscape, and <u>noise and lighting assessments</u> '
52	Table of strategies/policies	General update	Addition of ' <u>Emerging Parking Strategy</u> '
56	4.60	General update	Deletion – 'interim' and 'and the partnership is working towards a definitive strategy' as definitive strategy now approved
58	4.67	Update for consultation	Text no longer required in consultation version - 'The Council will produce a background paper on Green Infrastructure setting out the definition of green infrastructure employed in this Plan, and the nature, scale and location of such infrastructure within the Borough'.
62	4.80	For clarification	Clarification on the new road proposals – 'in connection with new <u>or</u> redevelopment proposals, the development strategy also includes some new road proposals. These include the North of Bishopstoke Relief Link Road Road and associated junction improvements <u>associated with this link road or with the Strategic Growth Option including at M3 Junction 12, the Chickenhall Lane Link Road to open up existing and new employment sites at Eastleigh River Side and in the vicinity of the airport...</u> '
62	4.80	For clarification	Added in cross reference to nature conservation policy – new final sentence ' <u>All schemes will be designed to avoid adverse impacts on any European site in accordance with policy DM11.</u> ' In response to findings from the Habitats Regulations Assessment.
64	Policy S12, 1 st para	For clarification	Minor change for clarity - 'in consultation with the <u>highway authorities</u> highway authority and the Highways Agency '
65	Policy S12, bullet ix	For clarification	Added in reference to Chickenhall Lane Link road and appropriate policies - 'new or improved road accesses into Eastleigh River Side, <u>associated sites, including the new CLLR</u> (see E6, <u>E7, E9</u> , Chapter 6, section 6.4);'
66	4.91, fourth bullet	General update	Added in reference to England Coastal Path, currently under discussion - 'take advantage of the Borough's coastline, <u>including working with partners to ensure that the England Coastal Path follows the most suitable route in the</u>

			<u>borough</u>
66	4.92	Further detail added	New sentence clarifying the approach, after first sentence – <u>‘The approach will follow a ‘link and place’ approach, recognising the dual functions of streets and routes as both part of the transport network and as places in their own right and how these roles may vary along a route.’</u>
68	4.94	Update for consultation	Update text for consultation - ‘The final consultation Local Plan will be <u>is also</u> accompanied by a Policies Map..’
71	Policy DM1, bullet point i. a	For clarification	Addition to text to clarify that residential amenities includes the amenity of future occupiers who will live in the dwelling in addition to existing neighbours - <u>‘residential amenities of both new and existing residents’</u>
71	Policy DM1, bullet point iv	Correction	Delete reference to urban cooling – not relevant for the borough
71	Policy DM1, bullet point xi	For clarification	Clarification that public art provision relates to large scale development – <u>‘include provision for public art associated with new <u>large scale</u> development in accordance with...’</u>
72	New para before 5.5	Further detail added	New paragraph to clarify scope of ‘residential amenities’ – <u>5.4 New development will be assessed to consider its impact on residential amenity. This covers the amenity of existing residents living at or near the development and also the amenity of new residents. Residential amenity covers a variety of issues including overlooking, loss of daylight, loss of outlook, noise, fumes and dust and the impact of floodlighting and security lighting. It includes the design of garden space and parking arrangements in addition to building design.</u>
74	5.12	General update	Update text as follows to include reference to a new background paper – <u>‘and therefore policy DM2 sets out the Council’s is developing a new approach to securing environmentally sustainable residential development in the Borough. As Eastleigh borough is in an area of serious water stress as justified in the background paper, this includes the requirement to apply higher water standards’.</u> New footnote <u>‘Water Efficiency Background Paper 2017’</u>
74	Policy DM2, bullet point a	For clarification	Clarification that bullet point applies to <u>new build</u> residential development
75	Policy DM2, bullet point a. ii	Correction	Error, new requirement for a predicted mains internal water consumption of no more than ‘110’ litres/day updated to accord with optional requirement for Building Control (previously 105 litres/day)
76	5.14	For clarification	Added reference to national standards - <u>‘reflect the <u>national housing standards</u>, ...’</u>
76	Policy DM3, bullet point b	Correction	Delete reference to urban heat island effect as not relevant to the borough - ‘To reduce the urban heat island effect <u>new New..’</u>
78	5.21	For clarification	Clarification of the need for a cooling strategy - <u>‘and help future proof development. The use of trees, shading, landscaping and building design as part of a cooling strategy will also have a range of positive impacts including</u>

			<u>on air quality and quality of life.'</u>
79	Policy DM6, first sentence	General update	Addition to first sentence to confirm size threshold that the SuDS policy applies to – <u>'with a site area of 0.5 hectares or more' above a certain floorspace (to be confirmed)</u>
79	Policy DM6, second paragraph	Further detail added	Addition to emphasise reason for policy – <u>'In order to reduce flooding and maintain water quality (in accordance with DM8), all', All...</u>
79	Policy DM6, iii	More flexibility added	Wording changed to enable schemes to be more aspirational and deliver a betterment - <u>'ensure that discharge rates at least mirror greenfield rates...'</u> (in response to Environment Agency comments)
79	Policy DM6, third paragraph	More flexibility added	Added flexibility to policy on the culverting of watercourses as there may be situations where culverting is acceptable – <u>'the culverting of any watercourse will not generally be permitted..'</u>
80	Policy DM6, final paragraph	Less detail needed	Policy amended to be site specific - <u>'a site specific Construction Environment plan must be prepared before construction'.</u> providing details of safe storage of fuels and chemical and a separate construction drainage system with three forms of filtration
81	5.35	For clarification	Added reference to the need for a proportionate drainage strategy – <u>'This strategy should be proportionate to the site and the proposed development'</u>
81	5.37	Further detail added	Further guidance related to the change to DM6 - <u>'generally be culverted, as this can impeded water flows and worsen flooding. In exceptional cases, where is no practicable alternative or the negative impacts are minor, applications to culvert a watercourse may be approved.'</u>
82	5.38	For clarification	Clarification that policy applies to major sites only not all development – <u>'the layout of major sites development should be designed...'</u>
83	Policy DM8	For clarification	Reference added to health to reflect the potential for pollution to adversely impact human health, first sentence amended as follows - <u>'Development will not be permitted if it is likely to cause loss of amenity or impact on public health or other unacceptable environmental impacts through'</u>
84	5.41	For clarification	Cross reference added to impacts on designated sites, new sentence after the second sentence - <u>'Development proposals that may adversely impact upon European designated sites must comply with Habitats Regulations.'</u> (in response to Natural England comments)
84	5.42	Further detail added	New sentence added after second sentence to specifically address pollution during construction phases - <u>'This includes providing a Construction Environmental Management Plan (CEMP) to address any impacts during construction phases.'</u> (in response to Natural England comments)
84	5.45	Further detail added	Reference to travel plans added to demonstrate that this is not limited to physical infrastructure - <u>'measures to reduce traffic congestion (including the implementation of Travel Plans by businesses and developers).'</u>
86	5.48	Further	Reference to South Downs Dark Sky reserve - <u>'and the</u>

		detail added	<u>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>
88	5.52	For clarification	Cross reference to national guidance which provides further information, addition to final sentence - ' <u>in accordance with national guidance in the NPPF</u> '
88	Policy DM10	For clarification	Reference added to the Water Framework Directive – 'Where required to meet the Habitats Regulations at 'project level stage' <u>and to meet the Water Framework Directive requirement for no deterioration of the status of water bodies, ...</u> '. Clarification that policy applies to ' <u>major development</u> ' (in response to comments by the Environment Agency)
88	5.53	General update	Update to reflect progress of the Integrated Water Management Strategy and outstanding uncertainties following the draft strategy. New text added to second sentence - ' <u>any measures associated with water abstraction / supply and waste water treatment works and other appropriate measures such as nutrient neutral development...</u> '. Also add to end of paragraph - ' <u>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> ' (in response to Natural England comments)
89	Table of strategies/policies	Correction	Corrected EBC references in table (nb. Word version was different to PDF) - references to the EBC Biodiversity SPD and Biodiversity Action Plan
89	5.54	For clarification	Reference added to the need for SUDs, new final sentence - ' <u>Development should include SUDS to reduce surface water entering the sewage system (see policy DM6 Sustainable surface water management and watercourse management).</u> ' (in response to comment from Hampshire and Isle of Wight Wildlife Trust)
89	5.55	General update	Clarification of the Habitats Regulation Assessments requirements. New text added after second paragraph - ' <u>The potential impact of the Local Plan is This will be assessed in the Local Plan's Habitats Regulations Assessment (HRA). Developments may also require bespoke HRAs to address their specific impacts.</u> ' (in response to Natural England comments)
89	5.55	General update	Updated as SRMP definitive strategy now approved – ' <u>the 'Solent Recreation Mitigation Partnership' which has developed is developing a definitive strategy</u> '
89	5.55	General update	Reference added to work on the Solent Waders and Brent Goose Strategy, new text added to end of the paragraph - ' <u>The Council will also continue to work with partners on the forthcoming Solent Waders and Brent Goose Strategy.</u> ' (in response to Natural England comments)
89	5.56	General update	Changes to update text and reflect ongoing work to determine appropriate buffers and mitigation measures. Text changes - ' <u>In respect of the New Forest, the Council will continue to work together with partners to assess the impact of development proposals on protected areas and</u>

			measures to mitigate any impacts as necessary. only a small part of the Borough is within the 12km buffer where visitors are thought to come from Land South of Chestnut Avenue has contributed to the management of the Test Valley Forest Park. Eastleigh will also continue.. (in response to Natural England comments)
90	5.57	General update	Added in reference to emerging work on a local ecological networks (as supported by the NPPF, para 109); <u>'The importance of connecting sites is also recognised in the Local Nature Partnership's work on a strategic approach to the delivery and enhancement of a Local Ecological Network (LEN) for the county.'</u>
90	Policy DM11, v.	Less detail needed	Final paragraph delete as not needed – goes beyond planning
91	Policy DM11, a	General update	Policy simplified to clarify SRMP strategy and expanded to also cover New Forest Mitigation - 'Implementing a suite of detailed mitigation proposals for the Borough's coast as recommended by the Solent Recreation Mitigation Strategy and contributions to recreation mitigation for the New Forest or alternative agreed approaches if required';
91	Policy DM11, c	For clarification	Reference added to the River Itchen SAC in addition to the southern damselfly - <u>'protection of the River Itchen SAC including water quality and the southern damselfly from the impacts of nitrogen deposition; and'</u> (in response to Natural England comments)
91	Policy DM11, d-f	Less detail needed	Three bullet points combined into one to avoid repetition: d. contributing to major elements of the PUSH Green Infrastructure Strategy and other strategies for the provision and enhancement of multifunctional green infrastructure including the proposed Forest Park in Test Valley Borough and the provision and enhancement of recreational green routes, ecological networks and biodiversity enhancements(see policy S10). e. The provision and enhancement of multifunctional green infrastructure with new development, including the provision of connected ecological networks and biodiversity enhancements; and f. Biodiversity enhancement and provision of green infrastructure within the Borough's existing urban areas, open space and biodiversity assets
91	Policy DM11, para after bullet point f.	Less detail needed	Changes to text to avoid repetition and for clarity- 'will not be permitted be required to meet the Habitats Regulations as demonstrated through a project level Appropriate Assessment' .
91	Policy DM11, iv	For clarification	Remove reference to 20m buffer as the extent of buffers should be determined on a site by site basis – 'iv. At least a 20m buffers free from development..'
92	Policy DM11, c	General update	Clarification and update re SRMP c. <u>for residential developments within 5.6 km of the Solent Special Protection Areas (SPAs), require contributions mitigation measures in connection with new residential development as identified by to the Solent</u>

			Recreation Mitigation Strategy <u>or site specific measures to address recreational disturbance as agreed by the Council and Natural England, unless it can be demonstrated to the satisfaction of the Borough Council that individually, or in combination with others, the development is not likely to have significant adverse impacts on the integrity of the Solent European marine sites.</u>
92	5.59	For clarification	Added in for clarification - ' <u>for European sites.</u> '
92	5.59	For clarification	Added in for clarification - ' <u>only be considered where there are no alternative solutions and if</u> ' (in response to Natural England comments)
92	5.61	Correction	Correction - ' <u>Under the EC EU Habitats Directive, the EC EU Birds Directive...</u> '
93	5.63	For clarification	Further to change in policy text, added in for clarification – ' <u>The appropriate size of buffers free from development will be considered on a site by site basis and informed by the results of surveys undertaken for each proposed development</u> '
94	New para after 5.70	Further detail added	New paragraph added on how proposals show a net gain in biodiversity - ' <u>All applications affecting greenfield sites or known biodiversity interests should be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP), agreed by the Council Ecologist at an early stage in the planning process. This will demonstrate how the proposal delivers a net gain in biodiversity.</u> ' (in response to Natural England comments). (in response to Natural England comments)
94	5.71	General update	Deleted text as no new guidance is expected – 'Guidance is anticipated from the Department for Environment, Food and Rural Affairs (Defra) on local authority involvement in the protection of European sites and mitigation of impacts on these sites'. (in response to Natural England comments).
95	5.73, bullet points	Correction	Deletion of 'and their settings' after bullet points relating to Conservation Areas and listed buildings as these are not heritage assets in their own right. Correction – ' scheduled ancient monuments ' (and throughout). Addition of new bullet point - ' <u>protected wreck sites</u> '
96	Policy DM12	For clarification	Sentence amended for clarity that this applies to both heritage assets and their settings. Change from 'Development will be permitted of or within the setting of a heritage asset provided:' to ' <u>Development of a heritage asset or within their setting will be permitted provided:</u> '
96	Policy DM12, i	Further detail added	Clarification that criteria apply to development that affects an archaeological site ' <u>either above or below ground</u> '. Reference in i.a. to the ' <u>importance of the development...</u> ' amended to ' <u>the clear and convincing overriding public benefits of the development that cannot be achieved by any other means..</u> '
96	Policy DM12, v	Further detail added	Clarification about heritage statement – extra text at end of v. – ' <u>a heritage statement... explaining... the impact of the proposal on the significance of the asset; and how</u>

			<u>proposals have been developed to avoid harm or, if this is not possible, minimise the harm; with mitigation measures proposed.'</u>
97	5.74	For clarification	Clarification that policy does not seek to prevent development in conservation areas, new sentence added - <u>'It seeks to ensure development makes a positive contribution to local character and distinctiveness, not to prevent development.'</u>
98	5.79	For clarification	Amended to show that there are more archaeological sites than the identified Scheduled Monuments (SAMs). New second sentence (following sentence on SAMs) and minor change to third sentence. <u>'These are only one type of archaeological site.</u> The Borough contains a variety of <u>archaeological</u> such sites including...'
100	5.85, bullet i	Further detail added	Minor change to recognise importance of quality networks - <u>'development of high quality cycling and walking networks'</u>
100	Policy DM13, i	Further detail added	Added in - <u>'i meet national and local guidance and standards with all highway improvements meeting the standard required to be adopted by the Highway Authority.'</u>
100	Policy DM13, 3 rd para	General update	Delete <u>'above a specific size to be determined by the Council'</u>
100	Policy DM13, bullet points	Less detail needed	Delete <u>'as appropriate'</u> from 1 st and 2 nd bullets (starting <u>'provision of/contribution towards'</u> and <u>'on-site pedestrian, cycle and public transport infrastructure'</u>). Unnecessary as development will have an element of these works.
100	Policy DM13, 3 rd bullet	For clarification	Added in reference to public rights of way <u>'contributions towards relevant off-site sustainable transport infrastructure, public rights of way and service improvements where appropriate'</u>
101	5.86	For clarification	Add in cross reference to <u>'In accordance with policy S13, new development should integrate with existing footpath, cycleway and bridleway links. Permeable walking and cycling routes should also be provided within the development.'</u>
101	5.87	Less detail needed	Sentence deleted as not required - <u>'All the transport infrastructure required to deliver the Local Plan is identified in the Borough Council's Infrastructure Delivery Plan'</u>
102	Policy DM14, first para	For clarification	For clarification and to avoid confusion about the appropriate guidance to use – <u>'with the adopted updated Eastleigh Borough Council's Parking Standards SPD which will sets out...'</u>
102	Policy DM14, 4 th para	For clarification	New bullet added - <u>'the design, layout, planting and landscaping and lighting provision addresses visual and landscape impacts, noise, lighting and impacts on residential amenity; and'</u> . This is in accordance with other policies in the plan including. DM1 General criteria for new development and DM8 Pollution
102	Policy DM14, 4 th para	Further detail added	Policy amended to apply to sites outside urban edge if in accordance with other policies and add a specific criteria about the need for a sequential approach. Fourth para amended - <u>'will be permitted within the urban edge if...</u>

			<u>New criteria added – ‘and; v. for sites outside the urban edge and in accordance with other policies in the Plan, they are subject to a sequential approach prioritising sites within the urban edge. Proposals in countryside gaps will only be acceptable in exceptional cases (see policy S8).’</u>
102	5.88	For clarification	Specific reference added to visitor parking provision and general update re. Parking Standards SPD - ‘in accordance with the standards <u>for residential and commercial occupiers with an uplift for visitor parking provision to be established by</u> in the Borough Council in the updated Parking Standards Supplementary Planning Document which the council is preparing . This will outlines how..’
102	5.88	Further detail added	Further detail provided on the Parking Standards SPD including reference to electric charging points, new final sentence - ‘ <u>It also provides information about the appropriate design of car parking and requirements for electric vehicles charging points.</u> ’
103	Related strategy box, EBC	General update	References amended to refer to the Eastleigh Town Centre Strategy and Draft Economy Strategy 2018, reference to Prosperity Delivery Plan deleted
104	Policy DM15, bullet point ii	Correction	Reference reinstated to the change of use of B8 uses permitted in existing employment sites as deleted in error from previous plan
104	Policy DM15, final para	For clarification	First sentence amended to note that it applies to existing sites not on the Policies Map - ‘The redevelopment or change of use of other existing employment sites <u>not identified on the Policies Map</u> ’
105	Policy DM17, bullet i	For clarification	Text added to ensure the size of building is justified - ‘ <u>proportionate to the scale and nature of the use and</u> ’
106	5.97	Further detail added	Added in reference to national guidance about agricultural land and soils. New text at end of the paragraph - ‘ <u>In accordance with guidance in the National Planning Policy Framework (NPPF), decisions about development affecting agricultural land should also take account of the impacts on soils and the protection of the best and most versatile (BMV) agricultural land.</u> ’
107	Policy DM19 and para 5.102	For clarification	Sentence covering replacement dwellings on properties converted to residential uses (starting ‘The replacement of a building’) moved from policy to supporting text as this is a clarification on how the policy will be applied
109	5.106	For clarification	Reference added to district centres in text about new centres within the larger developments – ‘new <u>district centres</u> , local centres or neighbourhood parades’
110	Policy DM21, b.	For clarification	Amended to also consider the impact of development on proposed centres - ‘not .. have a significant adverse impact on any existing <u>or proposed</u> centre. It is proposed that a A retail impact assessment may be required..’
110	Policy DM21, c.	Less detail needed	Text deleted as unnecessary - ‘be sustainably located in terms of accessibility by modes of transport other than the private car and its connections to one or more existing centres ’
110	5.107	For	Minor text changes to clarify the term ‘capacity’ and the

		clarification	<p>extent to which existing and proposed centres can meet the need for new retail development:</p> <p>The Eastleigh Retail and Leisure Needs Assessment (Carter Jonas) identifies a limited <u>need capacity</u> for additional convenience goods in the two district centres, local centres and the rest of the Borough. It also identifies a limited <u>need capacity</u> 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 <u>and the new centre proposed as part of the Strategic Growth Option</u> to accommodate the level of development required <u>in the short term</u> and therefore no new allocations for main town centre uses are made adjoining the town centre or any other centres.'</p>
110	5.109	Correction	Not achievable for out of centre development - 'any edge of centre or out of centre retail development should be integrated with centres.'
114	5.117	Correction	Correction of policy numbers - 'Policies DM 2324 and 2425 below'
114	5.117	Further detail added	Addition to the end of the paragraph to include reference to infrastructure requirements - ' <u>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</u> '
114	Policy DM24, policy name	For clarification	Change to policy name to reflect sites where housing is part of a mix of uses - ' <u>Housing sites, and Mixed use sites including housing,</u> with Planning Permission'
114	Policy DM24, list of sites	Further detail added	<p>Added more detail to the sites to refer to the supporting infrastructure and other uses alongside the residential permissions and update dwelling numbers for sites 14 and 18:</p> <p><u>Allbrook:</u></p> <ol style="list-style-type: none"> 1. Penarth House, Otterbourne Hill (64 dwellings) <u>– including a dementia care centre and supported apartments</u> <p><u>Bishopstoke:</u></p> <ol style="list-style-type: none"> 2. Land at the Mount Hospital (260 dwellings) – <u>including allotments</u> 3. Land at Bishopstoke Cemetery, Stoke Common Road (55 dwellings) – <u>including cemetery extension</u> 4. Land between 77 Church Road and Recreation Ground (30 dwellings) – <u>including public open space</u> 5. Land at Fair Oak Road (16 dwellings) <p><u>Botley:</u></p>

		<p>6. Land north and east of Boorley Green (1,400 dwellings) – <u>including new local centre with shops and employment uses, primary school, community building, sports and public open space facilities</u></p> <p>7. Land east of Sovereign Drive and Precosa Road (103 dwellings) - <u>including public open space</u></p> <p>8. Crows Nest Lane, Boorley Green (50 dwellings) – <u>including public open space</u></p> <p>9. Maddoxford Lane, Boorley Green (50 dwellings) – <u>including public open space</u></p> <p>10. Land South of Long Garden Cottage (14 dwellings)</p> <p>11. Land north of Hedge End Station, Winchester Road (680 dwellings) – <u>including new local centre, primary school, public open space and sports pitches</u></p> <p><u>Bursledon:</u></p> <p>12. Land north of Bridge Road and west of Blundell Lane (100 dwellings) – <u>including public open space</u></p> <p>13. Land east of Dodwell Lane and north of Pylands Lane (250 dwellings) – <u>including public open space</u></p> <p>14. Land to the rear of Orchard Lodge, Windmill Lane (29 32 dwellings) – <u>including public open space</u></p> <p>15. Land at Providence Hill (62 dwellings) – <u>including public open space</u></p> <p>16. Long View, Bursledon Road (12 dwellings)</p> <p><u>Chandler's Ford:</u></p> <p>17. 59-61 Brownhill Road (11 dwellings)</p> <p>18. Draper Tools Ltd, Hursley Road (130 440 dwellings) – <u>including public open space and a care home</u></p> <p><u>Eastleigh:</u></p> <p>19. Land south of Chestnut Avenue, Eastleigh (1,100 dwellings) – <u>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</u></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) – <u>including charity offices with community uses</u></p> <p>23. Mallard Centre / Beatrice Royal Art Gallery (12 dwellings)</p> <p><u>Fair Oak and Horton Heath:</u></p> <p>24. St Swithuns Church, Allington Lane (72 dwellings) –</p>
--	--	--

			<p><u>including public open space</u></p> <p>25.Land at Pembers Hill Farm (250 dwellings) = <u>including public open space</u></p> <p>26.Land to the west of Hammerley Farm (67 dwellings)</p> <p>27.Land at Hardings Lane / Crowdhill (330 dwellings) = <u>including community building and public open space</u></p> <p>28.Land at Fir Tree Farm (450 dwellings) – <u>including public open space</u></p> <p><u>Hedge End:</u></p> <p>29.Land south of Foord Road and west of Dodwell Lane (125 dwellings) - <u>including new link road and public open space</u></p> <p>30.14 Hobb Lane (8 dwellings)</p> <p>31.Home Farm, St John's Road (14 dwellings) : <u>including a light industrial unit</u></p> <p><u>Hound:</u></p> <p>32.Land at Abbey Fruit Farm (93 dwellings) – <u>including a footway over railway bridge and public open space</u></p> <p>33.Land to the north of Grange Road (89 dwellings) = <u>including public open space</u></p> <p>34.Land at Jurd Way, west of Hamble Lane (150 dwellings) - <u>including public open space</u></p> <p>35.Land at Berry Farm, Hamble Lane (165 dwellings) : <u>including public open space</u></p> <p>36.Land south of Bursledon Road (182 dwellings) : <u>including public open space</u></p> <p>37.Land to the north of Cranbury Gardens (45 dwellings) - <u>including public open space</u></p> <p><u>West End:</u></p> <p>38.Land north of Botley Road (100 dwellings) - <u>including public open space</u></p> <p>39.Land west and south of Horton Heath (950 dwellings) – <u>including public open space, primary school, secondary school, village centre and a local centre including a community building and employment uses</u></p> <p>40. Land at Hatch Farm, North of Barbe Baker Avenue (98 dwellings) - <u>including public open space</u></p>
115	Policy DM25	For clarification	New sentence added to clarify that dwellings numbers are indicative - ' <u>Indicative dwellings numbers are provided for each site</u> '. Indicative dwelling numbers confirmed for Land at Scotland Close (54 dwellings)
116	Policy DM26, b	For clarification	Addition to clarify that these categories are examples that may not apply to all sites and there may be other

			categories applicable but not listed - 'to the provision of properties suitable for, <u>for example</u> , first time buyers, downsizers and those in need of lower cost housing'
116	Policy DM27, 1 st bullet	For clarification	Minor change to clarify that issue is public transport accessibility - 'located in sustainable locations within the urban edge with good access to the local public transport network'
119	Policy DM30, a	Less detail needed	Policy simplified by combining similar i and iii which have similar criteria - 'i. sites of 0.33ha or more and all development with on sites with, or capable of accommodating, 11 dwellings or more <u>dwellings</u> ' (iii deleted)
120	5.129	Update for consultation	Delete final sentence - 'The Council will be finalising the requirements for affordable housing to take into account findings from the finalised Viability Assessment 2017.'
121	Policy DM31	For clarification	Clarification that policy applies to new build development and that higher standards should continue to apply if Part M is replaced - 'requires that <u>development should meet higher national access standards as set out in with</u> reference to Part M of the building regulations for new build residential development (or future equivalent):
121	5.134	For clarification	Clarification that policy applies to new build development (and in 5.135) but that the Council supports the standards for all new residential development – ' <u>apply to new build residential development using planning policy. The council requires the use of these standards for new build development as set out in DM32 and supports these standards for all new residential development.</u> '
122	Figure 7	For clarification	For clarification as there are more detailed standards than shown in the table – ' <u>Selected</u> current national space standards'
123	DM33	Less detail needed	Unnecessary – delete final criteria vi 'the scale of the site should not dominate the nearest settled community'
127	5.147	Update for consultation	Delete sentence – ' The method of calculating the need for the open space requirement will be set out for the consultation Local Plan. Details of the facilities required <u>are will be</u> set out in the Council's Infrastructure Delivery Plan.'
130	5.157	Update for consultation	Delete first sentence as HRA confirms that the site is capable of being developed – ' The Habitats Regulations Assessment will assess whether the final policy is capable of being applied without adversely affecting the integrity of any European site. If this is the case to ensure this, a A site level Habitats Regulations Assessment will be required to demonstrate <u>the detail of how...</u> '
131	5.161	For clarification	For clarification about new school provision - 'two secondary schools are required, one for <u>the</u> north of Bishopstoke and Fair Oak <u>Strategic Growth Option</u> and...'
132	5.166	For clarification	For clarification about the funding available to deliver the Local Plan - 'public funds .. are unlikely to be available to implement <u>all of</u> this plan'
133	5.169	General update	Update as the Council is not bringing forward CIL alongside the Local Plan - 'The levy will be <u>is</u> charged in pounds per square metre on the net increase in floorspace

			of any given development. The charging rate will be <u>is</u> defined in a charging schedule prepared by the Borough Council <u>local authority</u> . The schedule will be <u>is</u> subject to public consultation and to public examination by an independent examiner whose recommendations will be binding.'
133	5.170	General update	Update as the Council is not bringing forward CIL alongside the Local Plan – final two sentences referring to the Council working on its CIL charging schedule deleted. New text added to explain reason why CIL is not being brought forward - ' <u>The Government has introduced a number of other proposed changes to the operation of CIL since its introduction in 2010 with the prospect of further changes in the pipeline. In view of this changing regulatory climate and other uncertainties the Borough Council is not proposing to implement CIL alongside this local plan. This situation may be reviewed in the future</u> '.
134	DM40ii	General update	Update as the Council is not bringing forward CIL alongside the Local Plan but may choose to bring this forward in the future. Replace the text 'when the relevant arrangements are in place for the Borough, the Community Infrastructure Levy...' with ' <u>should it be introduced in the Borough in the future, the Community Infrastructure Levy..</u> '
134	5.172	General update	Update as the Council is not bringing forward CIL alongside the Local Plan. Delete second sentence 'The Council will prepare a Community Infrastructure Levy Charging Schedule and will also prepare an Infrastructure Delivery Plan, both of which will be material to this matter.'
134	New para after 5.173	Further detail added	New paragraph added on supporting infrastructure for sites with planning permission identified in DM24 and for the specific site allocations in the Local Plan: ' <u>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:</u> '
137	New table	Further detail added	New table added for the site allocations that include residential uses to show the contributions required by site for new roads and strategic links; public open space and play space; community infrastructure; education and schools; health facilities; and district or local centres (Table 2)
139	6.1.15	Update for consultation	Delete final sentence as no longer required - 'The final plan published for consultation will establish the transport improvements required in this part of the Borough. Details of the estimated cost and timing of these highway improvements will be included in an updated Infrastructure Delivery Plan.'
142	6.1.32	General update	Amendments to reflect the larger site which has planning permission - 'approximately 4.0 <u>2.0</u> ha of land north of Mortimers Lane is currently in agricultural use. Whilst the land to the north of the site rises steeply. The site itself is... '

142	6.1.33	Update for consultation	Update as HRA now published - 'The Habitats Regulations Assessment Screening Report of this plan will determine if 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 the detail of how...'
142	Policy FO2	General update	Site extended to include land to the north as per the permitted development. Size of site updated in policy – 'an area of approximately 4 <u>2</u> ha of land.'
144	6.1.35	For clarification	Second sentence - reference added to major development south of the site - <u>'and Land at Fir Tree farm to the south has permission for residential development.'</u>
144	Policy FO3, bullet point v.	For clarification	Requirement to connect the site extended - <u>'and adjacent developments'</u>
146	Policy FO4, ix, x	Less detail needed	Following paragraphs deleted as unnecessary repetition and not a particular issue on these sites: i. 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 road traffic noise impact from Botley Lane and Burnetts Lane and commercial noise from the adjacent commercial enterprise; and ii. Provision of a connection to the sewerage system at the nearest point of connection as advised by Southern Water.
147	6.1.37	General update	Update on planning process - <u>'Planning permission was granted in January 2018 for 34 dwellings and four office buildings on the site.'</u>
148	6.1.38	For clarification	Clarification about the nearby development site and need for development at Foxholes Farm to be planned and brought forward together – 'outline permission for 950 dwellings and associated development and infrastructure <u>(Land west and south of Horton Heath)'</u> 'this development <u>should not come forward in isolation but should</u> be planned and brought forward in association with the adjacent development'
148	Policy FO6, 1 st para	For clarification	Clarification about the masterplan development should comply with - 'an approved masterplan for the <u>whole adjacent Land west and south of Horton Heath site</u> '
150	6.1.41	General update	Update as HRA now published - 'The Habitats Regulations Assessment Screening Report of this plan will determine if 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 the detail of how...'
151	6.1.47	General update	Update re. Transport Assessment - 'The ability of the above improvements to also accommodate additional traffic flows generated by the preferred SGO option is currently being tested <u>has been considered as part of the Transport Assessment.'</u>
151	6.1.50	General update	Update re. Transport Assessment - 'The ability of the above improvements to also accommodate additional traffic flows generated by the preferred SGO option is currently being tested <u>has been considered as part of the</u>

			<u>Transport Assessment.</u>
151	6.1.52	General update	Update re. transport assessment – ‘Although this junction is perceived as a substantial pinch-point for traffic, <u>the Transport Assessment does not identify this junction as a ‘hotspot’ (i.e. traffic exceeding 80% of junction capacity), even with the Local Plan development. the “do minimum” traffic modelling for the SGO development scenario did not identify a requirement for capacity enhancements at this location. The performance of this junction will be considered in analysis of “do something” model runs and issues/ required improvements, if any arise, will be identified in the Transport Assessment.</u> ’
152	Policy FO9	General update	Update re. transport assessment – ‘ <u>if such improvements are identified in the Transport Assessment as being required to mitigate impacts of development. as identified in the Local Plan Transport Assessment.</u> ’
155	6.2.17	General update	Reference added to the application being considered for the Land north of Providence Hill site - ‘ <u>An outline planning application has been received for this site.</u> ’
157	6.2.19	Correction	Fourth sentence rewritten to correct sentence – <u>The majority of the site is visible from Heath House Lane to the north west. and this highways is until the ancient woodland at the southern boundary</u>
157	Policy BU2, bullet point v	For clarification	Reference to improving links to the nearby Manor Farm Country Park and nearby development - ‘ <u>provision of pedestrian and cycle links.. including the adjacent Rodaway Pavilion and Football Ground ‘and Manor Farm Country Park and development to the south’</u> ’
158	6.2.20	General update	Reference added to the application being considered for the Land south east of Windmill Lane site – ‘ <u>The Council is currently considering a further application for 130 dwellings on this larger site.</u> ’
161	6.2.27	General update	Update reference to Sunday’s Hill bypass - ‘ <u>a new bypass is under construction..’ proposed to Sunday’s Hill. This is currently being constructed..</u>
163	6.2.32	Further detail added	New sentence added to clarify ‘holiday accommodation’ – ‘ <u>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’.</u> ’
164	6.2.33	Update for consultation	Update as HRA now published - ‘ <u>The Habitats Regulations Assessment Screening Report of this plan will determine if 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 the detail of how...</u> ’
167	6.2.53	Correction	Paragraph deleted as the Hamble plan has been withdrawn
168	6.2.57	For clarification	Text added to clarify ‘holiday accommodation’ - ‘ <u>excluding permanent caravans occupied as a sole or main residence and second homes.</u> ’
169	6.2.59	Update for consultation	Update as HRA now published - ‘ <u>The Habitats Regulations Assessment Screening Report of this plan will determine if this site is capable of being delivered without adverse</u>

			effect on any European site. In the site level Habitats Regulation Assessment, p Particular reference ...'
175	Policy CF1, iii	For clarification	For clarification – 'i. the <u>existing bus-stop facility adjacent to the site</u> shall be retained within the site; '
175	6.3.17	Update for consultation	Update as HRA now published - 'The Habitats Regulations Assessment Screening Report of this plan will determine if 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 the detail of how...'
176	6.3.19	Update for consultation	Update as HRA now published - 'The Habitats Regulations Assessment Screening Report of this plan will determine if 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 the detail of how...'
177	6.3.20	General update	Final sentence added with reference to the application on the site (south of supermarket and east of Bournemouth Road) - <u>'An application has been submitted for a hotel on this site and is currently being considered by the Council.'</u>
179	6.4.9	General update	Added in reference to the Eastleigh Town Centre Strategy
180	6.4.19	General update	Reference added to development with planning permission in the final sentence - <u>'Permission has been granted for a car dealership on the site of the former Magistrates Court.'</u>
181	6.4.20	Update for consultation	Update as HRA now published - 'The Habitats Regulations Assessment Screening Report of this plan will determine if 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 the detail of how...'
182	6.4.24	General update	Added in reference to the Eastleigh Town Centre Strategy
185	6.4.31	General update	Added in reference to the Eastleigh Town Centre Strategy
185	6.4.32	General update	Added in reference to ELAC commitment to replacing trees - <u>'The Local Area Committee has committed to replace every tree lost through planning control with at least two trees throughout the local area.'</u>
185	6.4.34	General update	Addition to clarify Network Rail's approach to potential development, new text after second sentence - <u>'Network Rail is reviewing its landholdings adjacent to the railway at Eastleigh. While they anticipate that most sites will still be required for operational reasons, the Council will work in partnership with them on a land strategy to consider any options to release sites for development.'</u> (in response to further information from Network Rail)
186	6.4.38	For clarification	Redrafted text to show positive approach to delivery of development and the link road – 'Most of the existing buildings on the site are of some age and for many years. The Council <u>continues to support the</u> has pursued the possibility of- comprehensive regeneration of the site <u>and adjoining sites (E7 and E9) by working with partners to deliver</u> a new link road..

			<u>'Detailed assessment has suggested that it may not be economically viable to construct the full such a road in the short term at least during the plan period. 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 therefore it must remain a long term aspiration. The Council therefore remains committed to working with partners to deliver the Chickenhall Lane Link Road.'</u>
185	6.4.32	For clarification	Added in reference to Southampton Airport Economic Gateway in the final sentence as this area overlaps with the area identified as Eastleigh River Side – <u>'The area also covers parts of the Southampton Airport Economic Gateway (SAEG).'</u>
186	6.4.39	For clarification	Redrafted text to show positive approach to delivery of development and the link road – 'A balance needs to be struck between resolving local transport issues and enabling economic growth. While not wishing to preclude the long term possibility of a link road through the site, arrangements are needed to help bring forward development. Development can be brought forward on the site during this Local Plan period <u>while maintaining the ability to provide the full link road in the longer term.'</u>
189	6.4.41	Update for consultation	Update as HRA now published - 'The Habitats Regulations Assessment Screening Report of this plan will determine if 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 the detail of how...'
190	6.4.42	Update for consultation	Update as further traffic modelling has been undertaken - 'where "do minimum" traffic modelling has indicated improvements may be required to assist in mitigating existing and anticipated future traffic congestion.'
190	6.4.43	Update for consultation	Update re. Transport Assessment – '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 proposal, with the aim of reducing the required scope or removing the need for some of the schemes listed below. <u>The Transport Assessment indicates that whilst the new Local Plan development with a link road and "do more" junction improvements avoids severe delays, there will still be significant delays in the corridor below. In any case this is an existing "pinch point" and delays are likely to increase as a result of development already permitted. The Council will continue to work with the highway authority to deliver improvement schemes in this area to improve this situation and support the economy of central Eastleigh. The final Transport Assessment will specify the extent of improvement schemes likely to be required in this area to make the Council's proposed Local Plan strategy acceptable in transport terms.'</u>
191	Policy E8, i	Further detail added	Clarification of specific transport requirement – <u>'including a pedestrian/cycle bridge adjacent to the Twyford road crossing of the Chandlers Ford line.'</u>

193	6.4.56	General update	Update ' An application is expected <u>Planning permission has been granted</u> for three full sized floodlit 3G pitches..'
193	6.4.57	Update for consultation	Update as HRA now published - ' The Habitats Regulations Assessment Screening Report of this plan will determine if this site is capable of being delivered without adverse effect on any European site. To ensure this <u>A site level Habitats Regulations Assessment will be required to demonstrate the detail of how...</u> '
194	6.4.60	Update for consultation	Update as HRA now published - ' The Habitats Regulations Assessment Screening Report of this plan will determine if this site is capable of being delivered without adverse effect on any European site. To ensure this <u>A site level Habitats Regulations Assessment will be required to demonstrate the detail of how...</u> '
196	Policy AL1, v	General update	Policy wording updated to incorporate findings from bat surveys - ' and provide buffers of up to 50m <u>20m</u> to the existing watercourse..' (note: size of the buffer will depend on the outcome of the maternity roost bat surveys currently being undertaken);
199	6.4.76	General update	Update following Transport Assessment - '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 <u>two way route for through traffic (one way local traffic may be allowed).</u> '
199	6.4.78	General update	Update following Transport Assessment - ' However o <u>Other</u> 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 <u>although this is being tested further.</u>
200	6.4.79	General update	Update following Transport Assessment – ' Work is currently underway to develop an improvement scheme for M3 Junction 12 and details of a preferred option for this will be included in the Transport Assessment <u>a specific study for this junction.</u> '
200	6.4.80	General update	Update following Transport Assessment – 'Allbrook Rail Bridge has been identified as a potential pinch-point for large vehicles attempting to pass each other under the bridge. The northern link road proposals include changes to the highway geometry <u>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)</u> These changes should <u>improve the height clearance for</u> enable <u>enable large vehicles and enable them</u> to pass each other more easily under the bridge and on its approaches.'
201	6.5.7	General update	Additional text to reflect the aspirations of the Council – ' <u>The Council is keen to enhance and regenerate the centre and achieve comprehensive redevelopment of sites in line with the principles set out in policy DM1. The Council may prepare a development brief on this regeneration.</u> '
203	New para after 6.5.17	Further detail added	New paragraph to highlight the waste water issue - ' <u>In accordance with Environment Agency advice, waste water should be treated via the sewer system and not by</u>

			<u>an on-site solution. There are understood to be waste water capacity issues in the area, and the connections should be at the nearest point of capacity. Where possible a combined solution with site BO2 Land west of Uplands Farm, Botley should be found.</u> ' (in response to Environment Agency comments)
203	Policy HE1	For clarification	Clarification about sports provision first paragraph, end of first sentence - 'sports facilities <u>available to the public</u> ' . 'Final sentence in bullet point ii. <u>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</u> '
203	Policy HE1, bullet point vii	For clarification	Redrafted as some improvements will be required - 'to serve the development <u>as demonstrated by a Transport Assessment;</u> ' unless a transport assessment demonstrates that this is not necessary
203	Policy HE1, bullet point ix	For clarification	Extend provision of links to - ix.' pedestrian and cycle links <u>and bridleways</u> '
205	Policy HE2, bullet point i	Less detail needed	Delete first bullet point as this is no longer required: i. 'The provision of part of the new link road between St Johns Road Phase 1 residential development and Dowdell Lane that passes through the site, which will provide the main access to the site;'
205	Policy HE2, iv, b	Correction	Redrafted as impacts are not known - 'A full exploration of the headwater system <u>taking account of impacts detailing the damage already occasioned by</u> from phase 1,'
208	6.5.23	Update for consultation	Update as HRA now published - 'The Habitats Regulations Assessment Screening Report of this plan will determine if 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 the detail of how...'
210	6.5.29	Update for consultation	The "do minimum" traffic modelling of the <u>new Local Plan development indicates the need for a further improvement at the Maypole Roundabout as set out in the Transport Assessment. Strategic Growth Option indicated potential significant additional impacts at Maypole Roundabout, possibly requiring a further improvement scheme at this location. More clarity on this requirement will emerge once "do something" modelling and the Transport Assessment are completed.</u>
214	6.5.52	Update for consultation	Update as HRA now published - 'The Habitats Regulations Assessment Screening Report of this plan will determine if 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 the detail of how...'
215	6.5.56	General update	Update re. Transport Assessment - <u>The Transport Assessment indicates the new Local Plan development will not generate severe delays at the A27 Mansbridge Rd/ Swaythling Road/ Allington Lane/Townhill Way junction under either "do something" or "do more" scenarios. (Significant delays in the "do something" scenario disappear in the "do more" scenario, although this may be</u>

			<u>more due to the improvements to the North of Bishopstoke Link Road diverting more traffic, rather than the modest improvements added to this junction). The “do minimum” modelling indicated significant impacts here (as well as significant increases in traffic flow along Allington Lane) related to the Strategic Growth Option site. However it is hoped that improvement schemes in the “do something” modelling, particularly at M3 Junction 12, will improve journey times via the northern link road route sufficient that traffic volume increases via Allington Lane will be minimised</u>
219	6.5.76	General update	Final sentence added – <u>‘A planning application is expected for this site in the summer.’</u>
220	New para after 6.5.76	Further detail added	New paragraph to highlight the waste water issue - <u>‘In accordance with Environment Agency advice, waste water should be treated via the sewer system and not by an on-site solution. There are understood to be waste water capacity issues in the area, and the connections should be at the nearest point of capacity. Where possible a combined solution with site HE1 Land west of Woodhouse Lane, Hedge End should be found.’</u> (in response to Environment Agency comments)
220	Policy BO2, bullet point iii	General update	Delete reference to ‘the proposed Botley bypass’ as this is no longer a requirement for the site
220	Policy BO2, new bullet point	Correction	Deleted in error from previous version of the Local Plan: <u>viii. the provision and layout of land in an acceptable location for additional allotments (approximately 1.2 hectares) for the village;</u>
223	6.5.78	For clarification	Site name added for clarification - <u>‘for 680 dwellings (Land north of Hedge End Station, Winchester Road)’</u>
225	6.5.82	Update for consultation	Update as HRA now published - <u>‘The Habitats Regulations Assessment Screening Report of this plan will determine if 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 the detail of how...’</u>
238	Appendix B	Corrections and general updates	Broken links removed, progress on plans and documents updated
241	Appendix B, A.12	General update	Deletion of text as the Council does not now plan to take forward CIL alongside the Local Plan - <u>‘the preparation of a Community Infrastructure Levy (CIL) Charging Schedule and the application of the Transport Contributions Policy in the interim period until the CIL Charging Schedule is adopted.’</u>