

Eastleigh Borough Local Plan 2011 - 2029

The revised consultation draft

Eastleigh Borough Council

Member Seminar

Thursday 3 October 2013

Eastleigh Borough Local Plan 2011 – 2029

The revised consultation draft

Introduction

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Planning Policy and
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Programme

- The national and local context
- Housing numbers
- Sites for housing – large and small
- Traffic and transport
- Employment
- Other issues
- Process and timetable

Followed by a Q&A session

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The national and local context

- why a revised draft of the plan?
- HCC advice that the Woodhouse Lane site would not be available
- transport model failings
- NPPF and lessons from elsewhere
- speculative development proposals

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Housing numbers 1

- National Planning Policy Framework: prime objective is to boost the supply of housing to meet “the full, objectively assessed needs for market and affordable housing in the housing market area”
- no strategic guidance
- earlier information out of date

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Housing numbers 2

- strategic housing market assessment (SHMA) – joint PUSH commission
- report due this month – but we have some preliminary results
- will use up-to-date evidence – including 2011 census – and ONS projections
- will examine a range of scenarios – and the results will be a range of figures

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Housing numbers 3

- previous plan requirement 9,400 new homes, 2011 – 2029
- PUSH South Hampshire Strategy requirement (8,050 to 2026) equates to 9,660 to 2029
- 5% contingency added in the light of experience elsewhere results in a requirement for **10,140 new homes**

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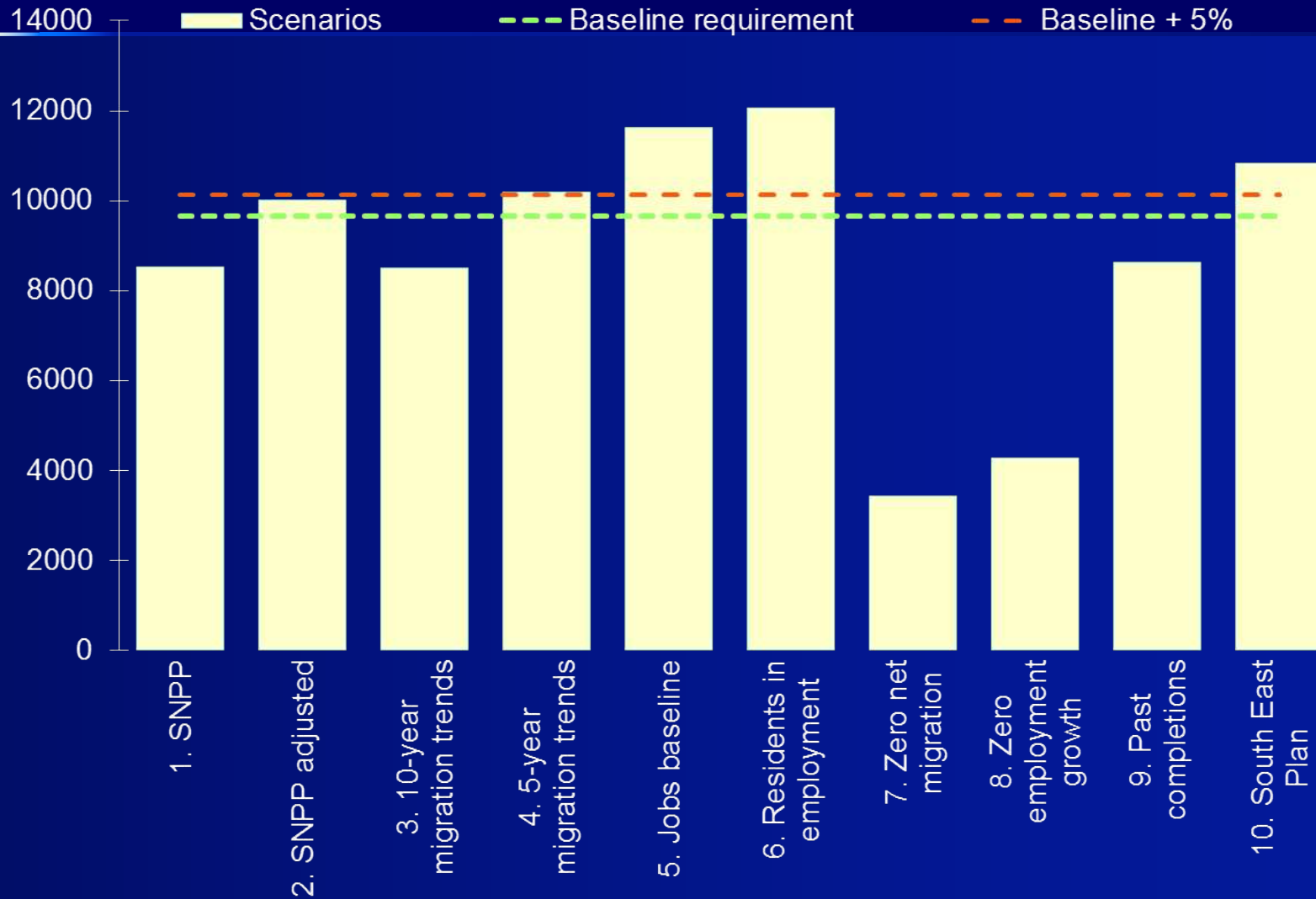
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Housing numbers 4

- this results in a requirement for 563 homes per annum (similar to recent average rates of development)
- draft PUSH SHMA shows this number in the middle of the range of scenario outputs
- the figure will require some further refinement to ensure that it is reasonable and justifiable

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Housing numbers 5 - assuming 10,140:

- around 4,450 dwellings can be accommodated within the urban areas, so 5,690 must be built on green field sites
- previously identified green field sites (other than Woodhouse Lane) – site capacities & boundaries revised plus small new green field allocations – total 3,810
- so new strategic green field sites need to be found for the remaining 1,880

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Housing numbers 6 - former Local Plan green field allocations (updated):

- south of Eastleigh (Stoneham): 1,100
- Boorley Green: 1,400
- Botley: 300
- small sites including revised capacities, minor site extensions and new small sites: approximately 1,010
- TOTAL approximately 3,810

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Sites for housing 1

Looked at variety of options to accommodate the 1,880 - some old, some new:

A: West of Bursledon

B: West of Horton Heath

C: North of Hedge End

D: Scattered large sites 1 – south of Bishopstoke, north of Fair Oak, smaller area west of Horton Heath & Boorley Green

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Sites for housing 2 – more options

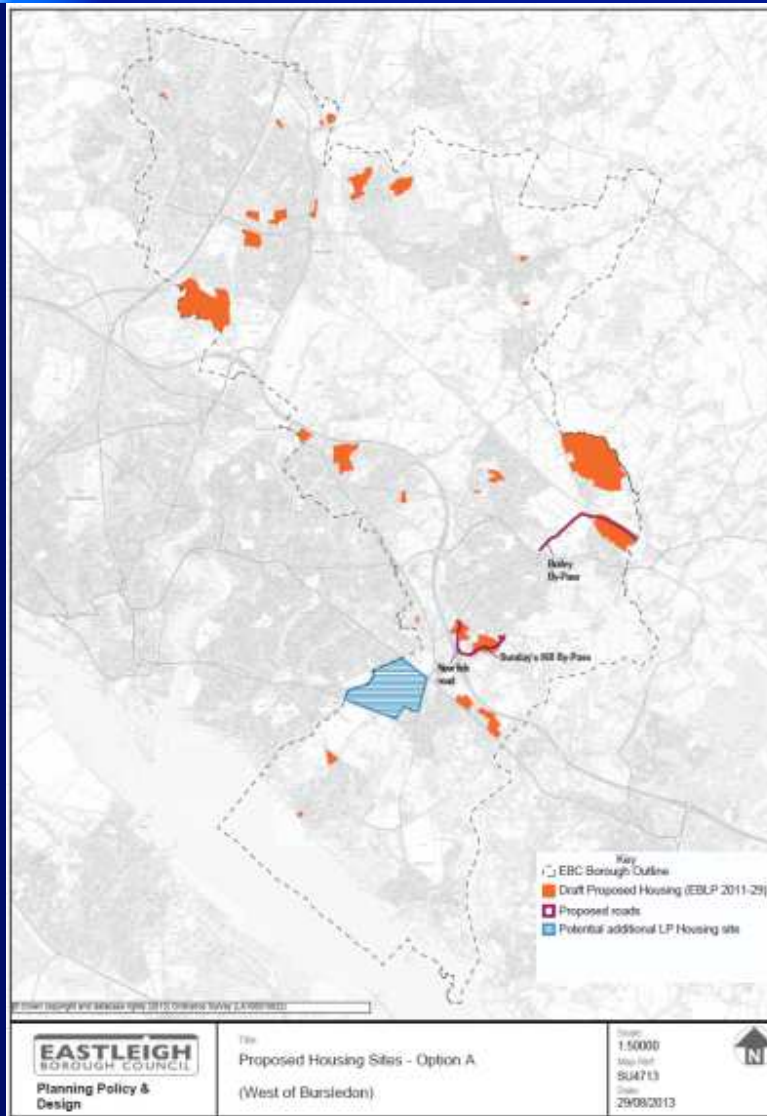
HCC review of landholdings - possible release of land west of Woodhouse Lane led to:

E: Scattered large sites 2 – north of Fair Oak, smaller area west of Horton Heath, west of Woodhouse Lane

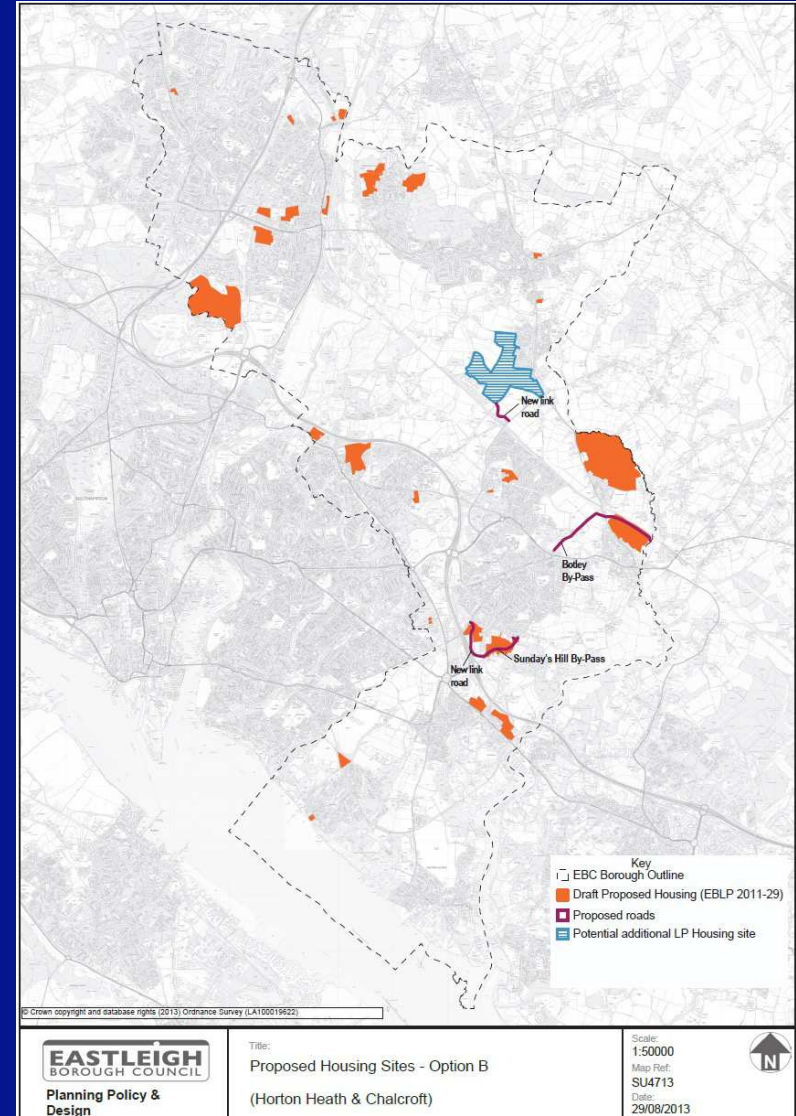
or (failing Woodhouse Lane):

F: Major development west of Horton Heath plus more at Boorley Green.

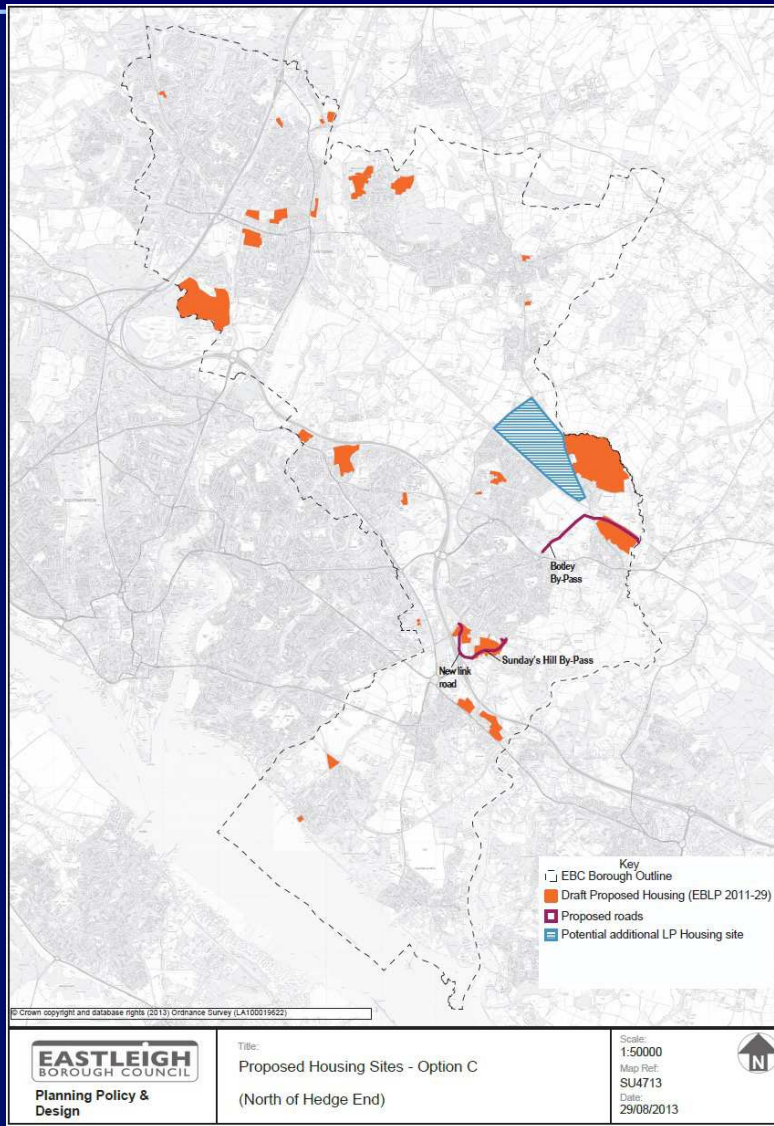
Option A



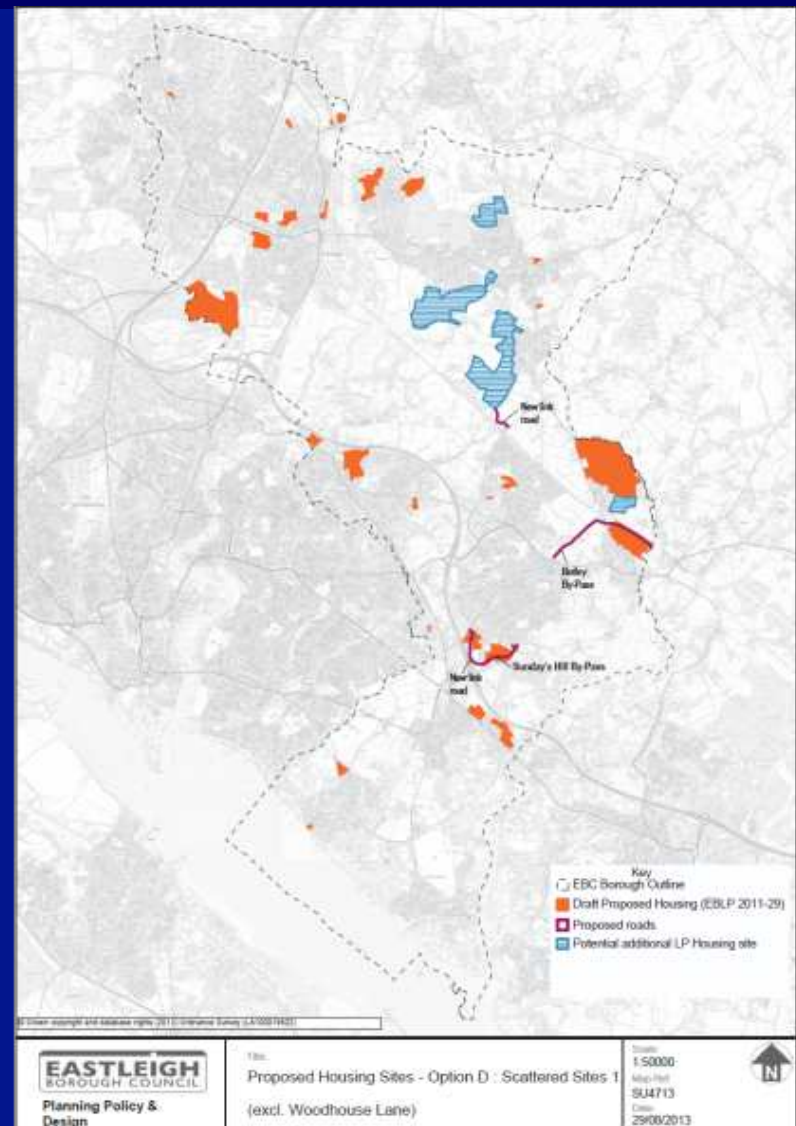
Option B



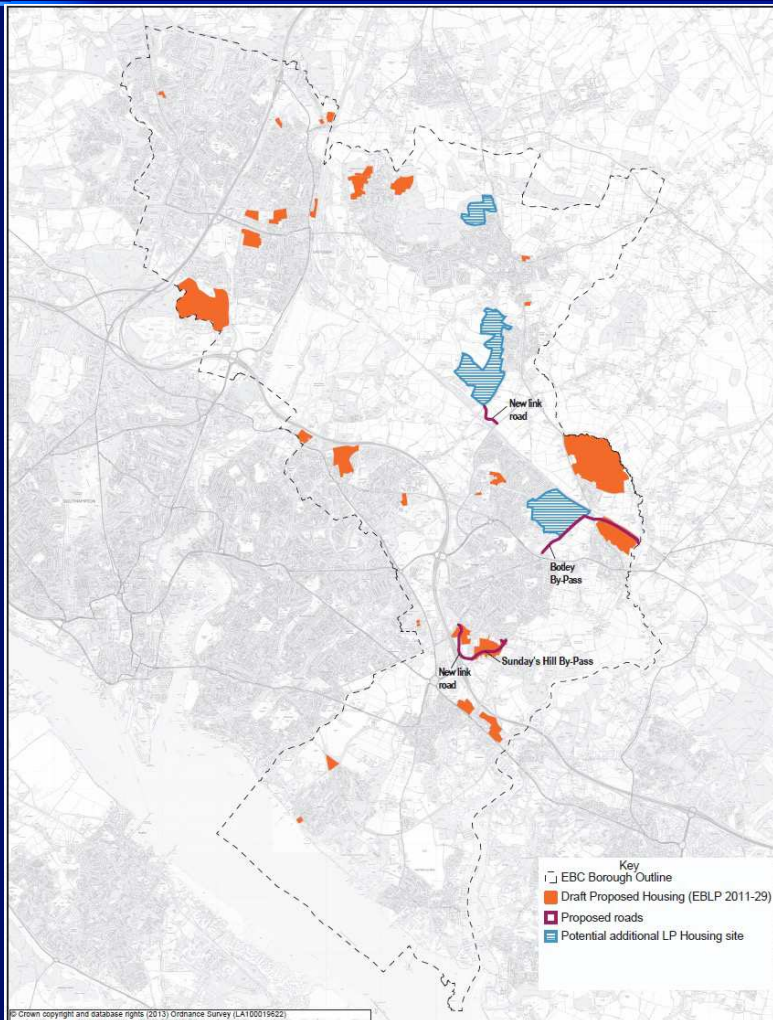
Option C



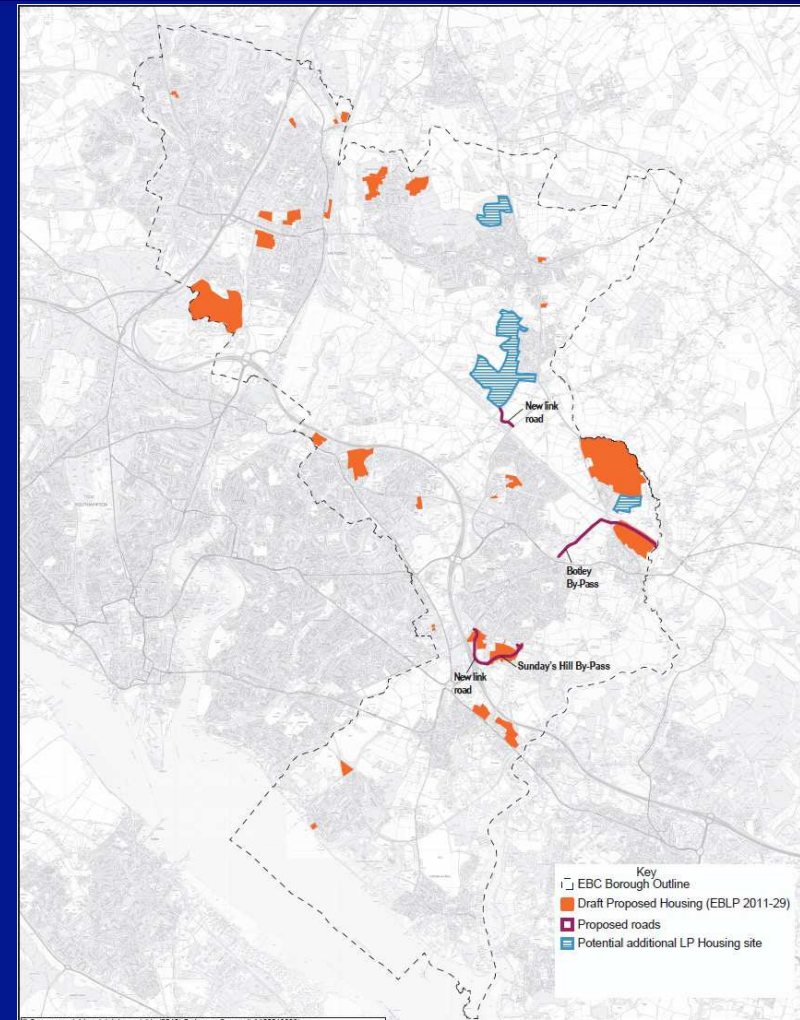
Option D



Option E



Option F



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- Sites for housing 3 – preferred strategy
- new green field housing sites:
 - north of Fair Oak 330
 - west and south of Horton Heath 750
 - west of Woodhouse Lane, Hedge 800
 - End
 - Total – large green field sites 1,880
- additional small green field site allocations:
 - Allbrook (+50), Bishopstoke (+15), Hedge End (+25)

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Traffic and transport

- outline transport appraisal of options to be published with draft – full assessment of preferred strategy to follow
- Full assessment will examine implications of new road proposals/junction improvements:
 - Botley bypass
 - Burnett's Lane to Bubb Lane link
 - St John's Road link
 - Improvements to junctions on Bishopstoke Road
 - Long term – Chickenhall Lane link road

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Employment 1

- additional employment land needed – PUSH South Hampshire Strategy plus replacement sites = 133,000 sq.m.
- Eastleigh River Side may not deliver as much as previously expected
- Allbrook site deleted as a result of last consultation response

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Employment 2

- existing allocations retained at:
 - Eastleigh River Side
 - Hedge End (small sites)
 - West End (small sites)
- new allocations:
 - west of Horton Heath adjoining Chalcroft Distribution Park (subject to new road)
 - south of Hedge End

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- Other issues 1 – community facilities
- new primary schools to be provided on large sites
- potential need for new secondary school to be progressed with HCC through next version of the Local Plan
- sport and recreation provision also under review

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Other issues 2 - Gypsies, travellers and travelling showpeople

- difficulty in establishing needs – recent study not robust
- new study required
- neighbouring authorities also need to address so potential for joint study
- decision to prepare separate DPD following Local Plan for the travelling communities

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Other issues 3 - nature conservation

- potential impacts of new development
- recreational impacts on European conservation sites on the coast
- Solent Disturbance and Mitigation Project
- new strategic policy in the Local Plan

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Process and timetable 1

- Cabinet and Council meetings on Thursday 10 October to consider
 - revised draft Local Plan
 - transport appraisal
 - draft sustainability appraisal
 - draft Habitats Regulations assessment
- All to be published for consultation

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Process and timetable 2

- consultation begins Monday 21 October - ends Monday 2 December
- leaflet to be circulated to every household
- publicity in Borough News
- notification to all on our database with an edition of PP&I newsletter
- exhibitions around the borough
- hard copy and on-line consultation response forms

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Q&A/Discussion

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