



Allbrook Parish Council.

UPDATE FROM THE CHAIRMAN.

EASTLEIGH LOCAL PLAN

Just when you thought it was all over!

The current Local Plan is in force and lays out the proposed housing development in the Borough through to 2036. Unfortunately, since the enactment of this plan we have had a General Election! This resulted in a landslide victory and a new Government. The new administration has brought forward a requirement for significantly increased housing numbers that have to be met by Local Authorities. There is no doubt that failure to meet the new numbers will result in Central Government intervention. How this manifests itself is not fully clear, but it may be taken that local planning democracy would be impacted. Draw your own conclusions!

So – the current plan is based on original housing requirements and would have already resulted in a shortfall after 2030. Result? Back to the drawing board!

Eastleigh Borough Council is currently undertaking a Local Plan Review that will cover the period through to 2044. I guess most of us will be in a different environment by then, but we may consider the impact on our children and grandchildren.

Full details of the Local Plan Review are covered in detail on the Eastleigh Borough Council website and due to the vast amount of data extant, this is the only practical way to access the information.

You will be aware that Local Government Reorganisation (LGR) is underway and one of the outcomes of this will be the disappearance of Eastleigh Borough Council – the current Planning Authority: however planning is proceeding on the premise that the Local Plan will remain to cover the Eastleigh area.

In Allbrook, the only undeveloped area included in the current Local Plan is the large patch behind the Allbrook Hill “odd” numbered properties that borders Allbrook Way and Lincolns Copse/Pitmore Road. There is no time scale for this and the land is still privately owned. 100 properties are proposed with a new access road running between Pitmore Road and Allbrook Way. This development could result in relief for Allbrook Hill – sighs of relief all round, but again, no time scale for this project. The site will in any case be particularly challenging due to drainage issues requiring significant infrastructure to protect the Itchen Valley Special Area of Conservation (SAC).

You may have seen reference to “Settlement Gaps” within the Borough. These are designed to protect the identity and “Sense of Place” of various population centres. E.g. Bishopstoke – Eastleigh. It is worth noting that there is no Settlement Gap between Allbrook and Otterbourne.

The following link gives access to the current list of Settlement Gaps.

<https://www.eastleigh.gov.uk/media/15028/settlement-gaps-background-paper.pdf>

Eastleigh Borough Council will be coming forward with a Local Plan Consultation and input into this is strongly encouraged. However it should be understood that Central Government Housing numbers cannot other than result in highly controversial developments going forward. Fair Oak is potentially impacted greatly.

Allbrook Parish Council will endeavour to provide information on the Local Plan as it becomes available. The current impact of Allbrook is small, but noting is forever!

Please stay in touch with events!