

# AIMS

## RESIDENTIAL AIMS

<b>AR1</b>	Deliver the maximum reasonable quantum of residential development, in order to ensure efficient use of land and to protect countryside and gaps elsewhere within the Borough;
<b>AR2</b>	Deliver housing that is accessible and attractive to a wide variety of occupants, and which meets a range of specifically identified needs. This must include a minimum 35% affordable housing;
<b>AR3</b>	Deliver housing which creates an aspirational living environment and draws people to the development as a place to live and work.
<b>AR4</b>	Accelerate the pace of housing delivery compared to industry norms and in line with funding obligations from Homes England.
<b>AR5</b>	Ensure housing is adequate for modern living and working practices; and wherever possible is future-proofed for an ageing population, lifestyle changes and emerging trends.

## GREEN BOROUGH AIMS

<b>AG1</b>	Invest in the environment and achieve a net biodiversity gain;
<b>AG2</b>	Through design, have a reduced energy demand and reduced reliance on unsustainable energy sources;
<b>AG3</b>	Actively seek innovative approaches to reducing water consumption and the impacts of waste water;
<b>AG4</b>	Proactively encourage and support the uptake of sustainable modes of transport (foot, bike, and public transport services) both internally and to/ from wider destinations;
<b>AG5</b>	Protect and enhance the site's natural assets;

## HEALTHY BOROUGH AIMS

<b>AH1</b>	Ensure that the new development is well-integrated with the existing village of Horton Heath, creating one extended community;
<b>AH2</b>	Actively encourage community interaction, (including through cultural provision) and create a strong sense of place and wellbeing;
<b>AH3</b>	Put healthy living and healthy living choices at the heart of the development;
<b>AH4</b>	Encourage and support active lifestyles for all;
<b>AH5</b>	Deliver well-designed and accessible education facilities which integrate-with and serve the community needs;
<b>AH6</b>	Address air quality impacts arising from the development;
<b>AH7</b>	Address noise pollution impacts arising from or affecting the development;
<b>AH8</b>	Encourage outdoor learning and play for all with a particular focus on access to nature;

## PROSPEROUS BOROUGH AIMS

<b>AP1</b>	Deliver infrastructure ahead of residential development wherever possible and otherwise simultaneously with development;
<b>AP2</b>	Deliver a new strategic road between Bubb Lane and Allington Lane, which provides for more efficient travel times between Hedge End and Eastleigh Town Centre; and which is sufficient to accommodate predicted traffic flows and types;
<b>AP3</b>	Create employment opportunities and facilities fit for and compatible with future needs and working practices;
<b>AP4</b>	Through development and construction processes, to invest in the environment, local community and local economy;
<b>AP5</b>	Create jobs and develop skills for current and future generations;

## OBJECTIVES

### RESIDENTIAL OBJECTIVES

<b>OR1</b>	Achieve a minimum of 40 Dwellings per gross developable hectare average across the site;
<b>OR2</b>	In addition to the above, a minimum of 40 Dwellings per gross developable hectare should be sought on a parcel by parcel basis, with the possible exception of parcels on/ around Chalcroft Farm (in order to respect the character and nature of that area);
<b>OR3</b>	Use innovative approaches and technologies to expedite the delivery of housing;
<b>OR4</b>	Maintain an up to date assessment of the housing market, local trends and needs/ demands for different housing tenures; and build-in sufficient flexibility to respond-to and meet identified needs and demands;
<b>OR5</b>	Include social rent tenures within the housing mix based on identified need and demand from the Council's Housing Enabling Officer or registered provider partners;
<b>OR6</b>	Include Discount Market Sale product within affordable housing offering in response to local issues achieving low cost home ownership;
<b>OR7</b>	Subject to OR4, deliver circa 20% of residential development for the private rented sector to be retained in a rental portfolio by the Council;
<b>OR8</b>	Subject to OR4, include approximately 15% of total housing provided for later living/older persons such as a retirement village, extra care, dementia care and nursing home. [use classes to be refined following initial research.]
<b>OR9</b>	Provide general housing that meets part M of buildings regs with all later living/ older persons housing meeting part M4(2) and with M4(3) standards being provided to meet a specific identified need;
<b>OR10</b>	Investigate the potential for lower-priced co-living developments (with communal facilities), which can encourage social interaction and support the development of active communities.
<b>OR11</b>	Explore financial models allowing the Council to retain all affordable housing generated by the development;
<b>OR12</b>	Utilise innovative, non-standard approaches to create higher residential densities whilst maintaining high quality places and homes;
<b>OR13</b>	Ensure that new residences are 'tenure-blind' in terms of their external appearance and gross internal area;
<b>OR14</b>	Meet specifically identified local housing needs – for instance, a need for bungalows, wheelchair accessible housing or other specialist accommodation – for specific users/ recipients as nominated by the Council's Housing Enabling Officer;
<b>OR15</b>	Deliver homes which are simple and cost effective to operate and inhabit;
<b>OR16</b>	Create houses which are of sufficient size to ensure flexibility of use;
<b>OR17</b>	Follow the guidance provided by the 'Building For Life 12' standard, with a target of achieving at least 9 out of 12 points.

### GREEN BOROUGH OBJECTIVES

<b>OG1</b>	Deliver a development which is highly energy efficient, with buildings that have minimal energy demand and net carbon emissions;
<b>OG1</b>	Deliver a development which is highly energy efficient, with buildings that have minimal energy demand and net carbon emissions;
<b>OG2</b>	Deliver a development which is not reliant on fossil fuels to meet its heating or energy demands;
<b>OG3</b>	Deliver a development which maximises opportunities for sustainable generation of energy onsite;
<b>OG4</b>	Deliver an exemplar scheme in terms of water consumption, actively seeking innovative means to reduce consumption of mains potable water;
<b>OG5</b>	Ensure that roof spaces are actively and meaningfully used wherever possible, for one of the following: a. Energy generation b. Sustainable urban drainage systems c. Amenity space
<b>OG6</b>	Encourage sustainable modes of transport, including cycling, walking and use of public transport, by ensuring connectivity, provision of safe, attractive and well-planned infrastructure, and by locating key services and facilities such that they are easily accessible by sustainable transport modes. Wherever possible, facilities should be centralised to encourage shared trips and reduce the need for travel;
<b>OG7</b>	Ensure that the development includes a suitable strategy for encouraging uptake of Electric Vehicles whilst retaining sufficient flexibility to respond to emerging trends and legislation;
<b>OG8</b>	Deliver high quality and multi-functional Green Infrastructure which serves the needs of the development and mitigates for its impacts;
<b>OG9</b>	Plan waste storage and collection arrangements such that domestic refuse bins are generally not visible from public areas; and to encourage and allow greater levels of recycling than is achieved across the Borough as a whole;
<b>OG10</b>	Plan waste storage and collection arrangements in order to achieve a reduction in the associated vehicle movements where possible.
<b>OG11</b>	Proactively seek ways to minimise the impacts of construction on the existing community, highway network and the environment;

HEALTHY BOROUGH OBJECTIVES	
<b>OH1</b>	Deliver a local centre which acts as a hub for the community of Horton Heath as extended by the proposed development, and which meets the needs of that community;
<b>OH2</b>	Create high-quality formal open spaces, sports facilities and play areas to meet the needs of the development. Wherever possible, these uses should be consolidated into single facilities which are spatially central to the community and in a location of good accessibility;
<b>OH3</b>	Deliver attractive formal circular all-weather walking routes, of varying settings, which have an identified length and can function as suitable alternative natural green spaces to mitigate for impacts elsewhere;
<b>OH4</b>	Deliver a 'Destination Play' facility as part of the formal Open Space and Play Strategy which responds to the needs of the community of Horton Heath;
<b>OH5</b>	Create active buildings which discourage a sedentary lifestyle, and which encourage activity by virtue of their location and design;
<b>OH6</b>	Plan development to actively encourage and enable children to walk or cycle to school;
<b>OH7</b>	Ensure that all education facilities are well-designed, well-connected, fully integrated within the wider development and multi-functional wherever possible;
<b>OH8</b>	Respond to and support implementation of a strategy for provision of health facilities, including access to GPs and primary care infrastructure, as set by the Clinical Commissioning Group and the Council's Strategic Planning Lead for Health.
<b>OH9</b>	Ensure that formal and informal open spaces provide stimulating, creative and challenging outdoor learning and play opportunities for all;
<b>OH10</b>	Support the Council's aspiration to provide a strategic pedestrian and cycle link between Botley, Hedge End (to the South) and Itchen Valley and Eastleigh Town Centre (to the North) that broadly follows the railway line – by providing an attractive route of appropriate design and width through the site from Bubb Lane (to the South) up to the point where Public Footpath 'West End #3' crosses the site boundary (to the North) adjacent to Hearts Copse.
PROSPEROUS BOROUGH OBJECTIVES	
<b>OPI</b>	Within Employment uses on the site, to deliver incubation units and 'move-on'/ progression spaces which allow and encourage local SMEs to expand;
<b>OP2</b>	To create buildings with access to modern infrastructure such as high-speed fibre broadband, and which encourage innovation, flexible working and a good work/ life balance;
<b>OP3</b>	To target and support the Solent LEP priority sectors – which are Advanced Manufacturing, Aerospace, Life Sciences and Healthcare, Digital Technologies, Digital Creative Industries, Information Economy, Construction and Clean / Green Technology.
<b>OP4</b>	To support the 'Solent Area' economy through prioritising use of Solent based SMEs during all stages of the development;
<b>OP5</b>	Ensure all parts of the development have access to public transport which offers regular services to key destinations which will include transport hubs, education and other local facilities and destinations.
<b>OP6</b>	Ensure that all public areas and built infrastructure are capable of adoption by a statutory undertaker or Local Authority, as appropriate;