

Botley Parish Neighbourhood Plan

Date 2016 – 2036

Submission Plan

April 2023

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Foreword

We are very pleased to welcome you to the

BOTLEY PARISH NEIGHBOURHOOD PLAN 2016 -2036

Neighbourhood plans are the result of the Government's determination to ensure that local communities are closely involved in planning decisions that affect them. The Neighbourhood Plan for Botley does this through creating policies which establish appropriate sustainable development together with supporting infrastructure, whilst seeking to retain the existing quality of village life.

Throughout the development of the Botley Neighbourhood Plan, the committee has been guided by the views of the community and is compliant with policies from the relevant statutory authorities. The Neighbourhood Plan outlines the vision of the local community for the next 20 years, providing long-term and sustainable objectives in four major areas: economy, environment & character, housing and transport.

The Botley Neighbourhood Plan has been designed to acknowledge the fundamental principle that 'growth is part of sustainable development.' For us to achieve this, and for the future of Botley to reach its full potential, it requires that we work together as a community to:

- Encourage the use of more sustainable modes of transport and improve car parking to support the village centres' economic viability.
- Support the vitality and viability of the village as a service and shopping centre for its residents and the surrounding communities.
- Protect and enhance the villages' unique architectural heritage and its setting in attractive countryside.
- Conserve and enhance existing open spaces and leisure facilities and take opportunities to provide more facilities.
- Support the cultural and health sectors that help to build a sustainable and balanced community.
- At all times, ensure that whilst meeting today's reasonable needs, we protect the interests of future generations.

We would like to take this opportunity to pay tribute to the members of the Neighbourhood Plan Planning Committee who generously devoted considerable time in their contribution to the delivery of this Plan.

Special thanks are due to two former Parish Councillors and members of the Neighbourhood Plan Committee: Dr David Weedon and Mr Graham Hunter, without whose considerable drive, determination and continuous support, our Plan could not have been prepared.

In conclusion, Botley Parish Council believes that the detailed vision and policies of this Plan reflect the desire of the community for sustainable growth, consistent with existing settlement, and will serve to deliver the vision of the community over the plan period, and we commend this Neighbourhood Plan to the residents of Botley and ask that the whole community supports it as the best way to make sure that Botley remains the great place it is today.

Stephen Wildin
Chairman Botley Neighbourhood Plan Committee

Councillor Dr Colin Mercer
Chairman Botley Parish Council

SECTION ONE

Introduction

Purpose of the Plan

This document represents the Neighbourhood Plan for Botley Neighbourhood Area (Fig 1), for the period 2016 to 2036. The plan contains a vision for the future of Botley and sets out clear planning policies to realise this vision.

The principal purpose of a neighbourhood plan is to guide development within the neighbourhood area. Also, it provides guidance to anyone wishing to submit a planning application for development within the neighbourhood area. The process of producing a plan has sought to involve the community as widely as possible. The different topic areas are reflective of matters that are of considerable importance to Botley and its residents' businesses.

Some of the Neighbourhood Plan policies are general and apply throughout the Plan area, whilst others are site or area-specific and apply only to the appropriate areas illustrated on the relevant map. Once made, the policies of the Plan form part of the Eastleigh Development Plan. Development should be carried out in accordance with this development plan, the policies of which should be taken as a whole.

The process of producing the Neighbourhood Plan has identified a number of actions which have not been included in the policies sections. This is because they are not specifically related to land use matters and therefore sit outside the jurisdiction of a neighbourhood plan. These community aspirations will be addressed by the Parish Council outside of the neighbourhood plan process.

Policy context

Eastleigh Borough Council (EBC), as the local planning authority, designated the Botley neighbourhood area on 30 November 2015 to enable Botley Parish Council to prepare the Neighbourhood Plan. The Plan has been prepared by the community through the Botley Neighbourhood Plan Committee, on behalf of Botley Parish Council.

The Botley Neighbourhood Plan has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning Regulations 2012 (amended in 2015). The Botley Neighbourhood Plan Committee has prepared the Plan to establish a vision for the future of the Parish and to set out how that vision will be realised through planning and controlling land use and development change over the plan period 2016 to 2036.

Neighbourhood Plan Area

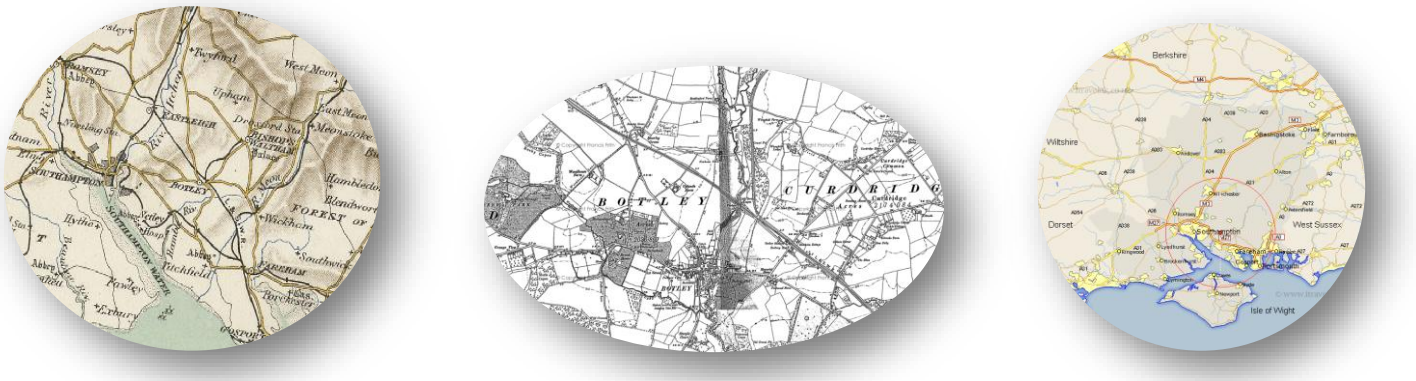
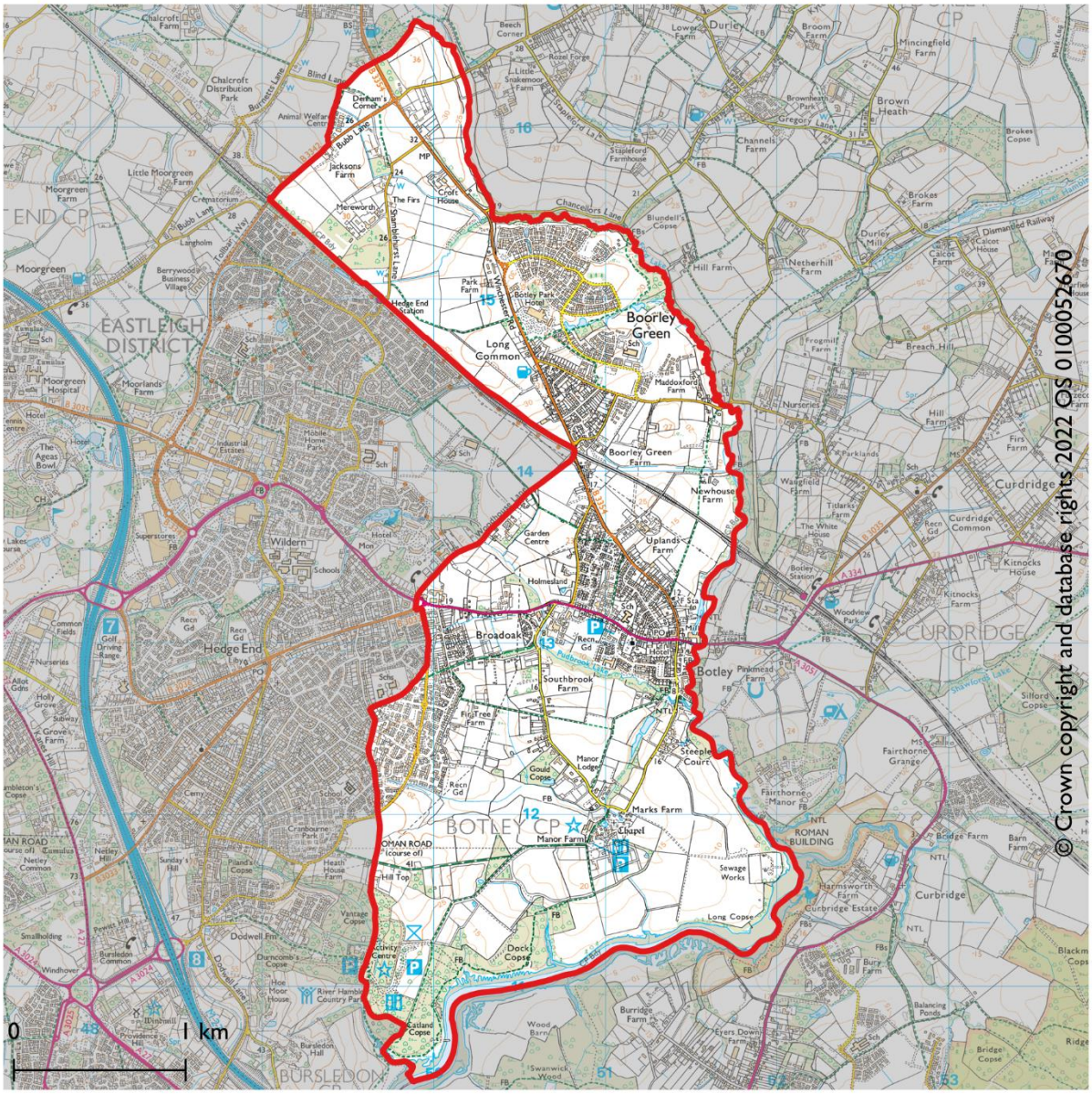


Figure 1: the boundary of the Neighbourhood Plan Area



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KEY STAGES IN PREPARATION OF THE PLAN

2015	**November**	*Designation*
2016	**February**	*First community questionnaire delivered to all households in the Parish*
2016	**June**	*First trader questionnaire*
2016	**September**	*Public exhibition on two days*
2017		*Second community questionnaire delivered to all households in the parish*
2017	**September**	*Public exhibition on two days*
2018	**October**	*Botley community information day with Botley Neighbourhood Plan information stall*
2019	**July**	*Housing Needs Assessment (AECOM HNA 2019)*
2019	**July**	*Second trader questionnaire and meeting with traders*
2019	**November**	*Community consultation on the Botley website and in the Botley News on the vision and objectives*
2020	**January**	*Public exhibition on two evenings*
2020/2022		*Covid restrictions prevented public meetings*
2022	**Oct - Dec**	*Regulation 14 Consultation*

Consultation

Over the course of the Plan, discussions took place with service providers including health, highways, education, transport and infrastructure officers, regarding key infrastructure needed for the future of Botley, particularly in the light of significant planning applications submitted from January **2013** to June **2021** for **2,734- 2,763** net new dwellings in Botley.



Monitoring the Plan

The Botley Neighbourhood Plan has been developed to assist with the planning of sustainable growth across the Neighbourhood Plan Area for a period up to 2036.

Botley Parish Council, as the neighbourhood plan authority, will be responsible for maintaining and periodically revisiting the Plan to ensure relevance and monitor delivery. The ongoing development of the Eastleigh Local Plan means that the Neighbourhood Plan is likely to be reviewed within five years of being made.

A formal review process in consultation with the local community and Eastleigh Borough Council should be undertaken every five years at a minimum, to ensure that the Plan is still current and remains a positive planning tool to deliver sustainable growth.

As the Neighbourhood Plan will form part of the Development Plan for Eastleigh Borough Council, it will be subject to the Borough Council's Local Plan Authority's Monitoring Report (AMR) regime. This report provides many of the monitoring and review mechanisms relevant to the Neighbourhood Plan policies, as they nest within the wider strategic policies of the local plan.

As a result, it is considered that the existing monitoring arrangements for the strategic policies and the detailed policies will be sufficient for most of the Neighbourhood Plan policies.

The Botley Neighbourhood Plan has been prepared to guide development up to 2036. This is in line with the Local Plan for Eastleigh Borough Council; a document which provides the strategic context for the Neighbourhood Plan. It is unlikely that the Botley Neighbourhood Plan will remain current and completely relevant for the entire plan period and may in whole or in part require amendment before 2036.

This is particularly relevant since the updating of the National Planning Policy Framework (NPPF) requires local authorities to review and update their local plan every five years.

In all cases, Botley Parish Council and its partners should consider undertaking a partial review of the Plan in five to six years after adoption in line with the Local Plan Review, with a full review no later than 2028

In order to determine when a review is necessary, the Parish Council will monitor development in Botley along with the local and national policy and legislative context. It may be that this policy is reviewed at other times because of changes to relevant local policies national policies and legislation.

It is accepted that the Botley Neighbourhood Plan will require review during its life. It must be remembered that the overall objective of the Plan is to assist and support future development. not to debar it.

Policies and objectives matrix

Figure 2 (below) sets out which of the Neighbourhood Plan's objectives will be supported by which of the Plan's policies. There is some crossover between the objectives and the specific themed policy areas.

Figure 2: Plan objectives and policies

Plan objectives → **Plan policies ↓**	**Economy** 1-3	**Environment and character** 4 - 10	**Housing** 12 - 21	**Transport** 21 - 25
Policy One: *Retention of existing commercial premises*	1/2/3			
Policy Two: *Retail development sites*	1/2/3			
Policy Three: *Local green space*		4/5/6		
Policy Four: *Infrastructure investment priorities*		7/8		23/25
Policy Five: *New cemetery provision*		9		
Policy Six: *Local Settlement Gaps*		10/11/12		
Policy Seven: *Site One - Woodhill School north*			11/12/13	23
Policy Eight: *Site Two - Woodhill School south*			11/12/13	
Policy Nine: *Site BO3 (strategic allocation)*			11/12/13	
Policy Ten: *Utility provision*			12/14	
Policy Eleven: *Flood mitigation and water quality*			12/14	
Policy Twelve: *Strategic high and intermediate pressure pipelines*			16	
Policy Thirteen: *Parking standards for new residential development*			18/20	
Policy Fourteen: *Housing mix and affordable housing*			13	
Policy Fifteen: *Built form design and materials*			15/18/19	
Policy Sixteen: *Renewable energy*			17/18	
Policy Seventeen: *Parking infrastructure*				21/23/24
Policy Eighteen: *Community infrastructure*				22/24/25

SECTION TWO

HISTORY OF BOTLEY









Botley is a village in the Eastleigh Borough of Hampshire in central Southern England, with a population of 5,083 (2011 Census). It is situated approximately 16 miles south of Winchester, seven miles east of Southampton and 15 miles west of Portsmouth.

Botley is considered a sizeable development by Eastleigh Borough Council and is located in the eastern part of the district.

The village of Botley dates back to Roman times, and maybe earlier. Botley was the first practical crossing point at which the River Hamble could be forded at low tide and thus was a logical location to establish a settlement. Also, it was the furthest point that barges could reach at high tide. This was why at Botley, three important trades were established: the exportation of timber, flour milling and the manufacture and exportation of wooden barrels. Barges could come up full of grain from the port of Southampton with the rising tide and back with timber or milled flour on the falling tide.

Thus, it was the obvious place for the location of the Botley Flour Mills. The Botley Turnpike was a strong factor in its location. A flour mill has been in the area for over 1,000 years. The oldest part of the current building dates from 1770, with much being rebuilt and extended in 1870. Formerly, The Mill was owned by the Duke of Portland and was known as The Duke of Portland Mill.

A Conservation Area designation covers much of the village centre, in which a considerable number of listed buildings (Appendix 1), including Botley Mills, are located.

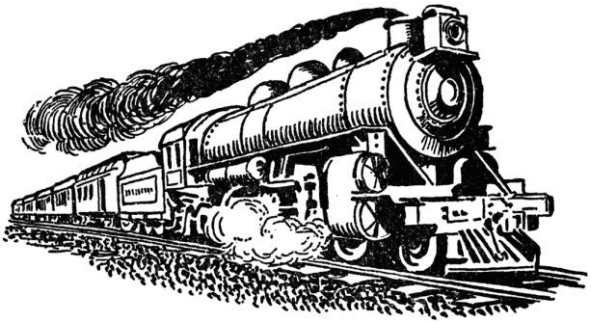
In the early 1800s, famous resident, William Cobbett, wrote that Botley was “the most delightful village in the world.” Sadly, were he alive today, it is doubtful he would hold the same view, due to the impacts of modern traffic pollution and overdevelopment!

In the late 13th Century, a Grant by Charter of a weekly market and fair was granted by the Lord of the Manor, which indicated the growing importance of the village. In 1756, the Hamble was bridged, and the establishment of the Botley Turnpike accelerated the development of the village, which is today still characterised by many listed buildings in the centre.

From a village that was first recorded as having a population of circa 100, it has now grown to nearly 6,600. Much of its development occurred in the late 1900s and more recently in this century.

RECENT HISTORIC PAST

The village is served by Botley railway station - which is actually in Curdridge Parish - with direct links to Eastleigh and Portsmouth, and onwards to towns and cities on the coast and beyond. The station owes its existence to the important local strawberry growing industry that was active in 1840, when the station opened. It provided a fast link to Covent Garden and the important markets in London. Sadly, by 1940, large scale strawberry growing had ceased. Now it is principally an important passenger service and a depot for construction aggregates, the latter being one of the main causes of the number of HGVs that pass through Botley. This will be alieviated with the coming of the bypass.





During the Second World War, areas in Botley Parish and the Upper Hamble were used extensively by British, American, and other allied forces. In the run-up to D-Day on 6 June 1944, large numbers of troops occupied permanent and temporary camps in and around Botley. Many roads in the area were strengthened, enabling them to take convoys of vehicles waiting to depart for France. Of note is the site of HMS Cricket in the River Hamble Country Park, where landing craft crews trained for D-Day. A memorial to the camp and its personnel was erected near the site in 2004.





Botley Today

Botley Parish is located on the eastern boundary of the Borough of Eastleigh, adjoining Winchester City District. It extends around the northern part of Hedge End, bordering the Fair Oak and Horton Heath Parishes, and includes housing on the eastern edge of Hedge End and in Boorley Green to the north of Botley.

Botley is one of the oldest settlements in the Borough and has significant heritage interest. A major new development including 1,397 dwellings, a new primary school (now open) and sports field (not yet in use) is currently under construction to the north and east of Boorley Green.

Botley is the smallest level 3 settlement by population size with good transport links. It recognises that the centre of Botley contains a number of important listed buildings. The Eastleigh Borough Local Plan identified a Strategic Growth Option (SGO) just to the north of the Parish in Bishopstoke and Fair Oak. This SGO has since been removed from the Local Plan, following the Local Plan hearings. When a revised options appraisal for the various possible SGO sites is resubmitted, it is possible that this SGO will be reinstated following the Local Plan review in 2027.

Botley has a rich and diverse range of business, commercial and retail premises. Local residents and the Parish Council wish to see this range and diversity continue and expand into the future. The village centre shopping opportunities include a food and general household material shop and a delicatessen, together with a good range of other retail premises in the square and at Botley Mills. This includes hairdressers, nail parlours, an estate agent, dress shops and a café. Plant and garden equipment, pet food and other shopping opportunities are found at the Hillier Garden Centre complex on Woodhouse Lane. Two dental practices, a pharmacy and the Botley Surgery meet the healthcare needs of the local community. Leisure and visitor attractions are found at the River Hamble Country Park, which includes Manor Farm and the Macdonald Hotel and Spa. Travel needs are supported by two garages for vehicle repairs and tyre sales, a large car sales site and two cycle shops. Other services on offer within the Plan Area include garden work, pet care, horse riding, clay pigeon shooting and boating activities. Botley has four pubs: The Bugle, The Dolphin and The Brewery Bar in the village centre, and The Pear Tree Inn in Boorley Green. Also, Botley is unique as it has two micro-breweries: The Botley Brewery and the CrackleRock Brewing Company. Both of these have tap rooms open 6 / 7 days a week.

Figure 3 shows the size of businesses. Eastleigh has grouped together Hedge End, West End and Botley in these figures and also highlights that almost all businesses in this area are not located in Botley Parish.





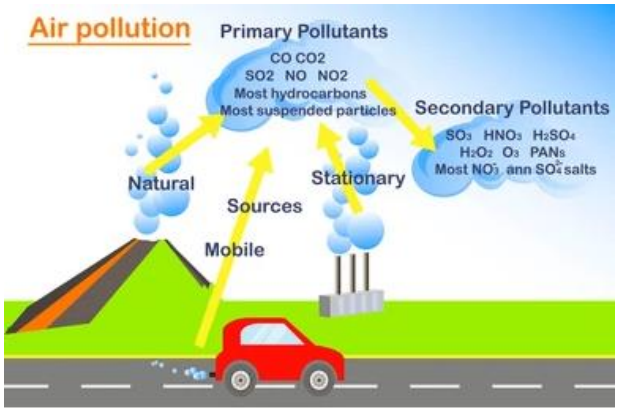
AIR QUALITY IN BOTLEY





Traffic flows through the village square and High Street include heavy goods vehicles and are sufficient to have caused an Air Quality Management Area to be defined because of the related emissions[1]. Monitoring has shown that nitrogen dioxide levels were high in 2014, but just within the UK guidelines, and have fallen steadily since then. Also, the traffic affects the viability of the village centre and its heritage qualities, thereby reducing its attractiveness as a place to visit and affecting the quality of life for residents.

Means of addressing poor air quality in the village are set out in the EBC Air Action Plan[1]. These include increasing the use of public transport and other modes of travel, working with local businesses to reduce vehicle movements, detailed analysis of traffic movements, vehicle emission testing and air pollution monitoring. However, the most effective measure to resolve air quality and other issues will be diverting traffic away from the village centre, which will be achieved by the Botley Bypass now included in the Local Plan[2]. Enabling works for the construction of the bypass have now started, aiming to be fully open in 2024.



[1] EBC Air Quality Action Plan 2020-2025

[2] EBC Local Plan (2016-2036) Policy BO5

HOUSEHOLD INCOMES

Household incomes in Botley are some of the lowest in the Borough. The average house prices in Botley in 2022 were £367,654 for a semi-detached property and £291,596 for a terraced property (*home.co.uk, Mar 2023*), an increase of 5% on the previous year. The average asking rent was £1,350 pcm for a 3-bedroom property (*Home.co.uk Mar 2023*). The most common-sized house sold was a three-bed average price of £390,656 and the most commonly rented dwelling was a two-bed average £1,093 pcm *Home.co.uk Mar 2023*).

Local infrastructure

The figures in the table below are referenced by the most recent Monitoring Report from Eastleigh Borough Council dated 2022. (*Monitoring Report*)

The strategic sites allocations amount to a total of 2,176 dwellings (2,176 net). These sites are shown in *Figure 4* below.

Figure 4: Development sites in Botley (Eastleigh Borough Council Monitoring Report 2022)

Site	*Proposed no dwellings*	*Planning granted*	*Under construction*	*Additional comments*
Land north and east of Boorley Green, Winchester Road and Botley	1,330 and 67	Full	Yes	*Total net dwellings 1,397*
Land at Crows Nest Lane	50	Full	Yes	*Total net dwellings 50*
Land northwest of Boorley Green, Winchester Road and Botley	680	Reserved matters	Commenced	*Total net dwellings 680*
Land south of Maddoxford Lane, Boorley Green	49	Reserved matters	no	*Total net dwellings 49*



Local infrastructure

The Parish Council has raised concerns regarding the pressure which will be put on local services and infrastructure as these sites are delivered, and its' ability to continue to meet the needs of a significantly expanding village. Botley Parish Council requested that the Secretary of State call in the applications for the Crows Nest site and Maddoxford Lane site. These were unsuccessful. However, the Parish Council remains concerned about the proximity of these sites to strategic high and intermediate-pressure pipelines. The additional pressure on the existing infrastructure as well as the proximity to these strategic pipelines, were significant issues raised by the local community during consultation.

The Local Plan has been examined and in May 2021, Eastleigh Borough Council provided the Examiner with further modifications to its proposals. The Plan was adopted in April 2022.

Hedge End Medical Centre serves the health needs for many of the residents of Botley, whilst Botley Health Centre and St Luke's Surgery also provide GP services.

Botley currently has a high volume of traffic using three main routes leading to junctions on the nearby M27. The amount of traffic has led to concerns of high levels of NO^2 (Nitrogen Dioxide) being present. A bypass around the centre of Botley was granted planning permission in November 2017 and preliminary work began on this in 2019. Completion is expected in 2024.

Botley is poorly served by public transport provision in both number and frequency of services, particularly to hospitals, stations, recreational facilities, shops, banks, and airports. Additional transport services may therefore be required to enable residents to have easier access to such services.

The Parish has two primary schools: Botley C of E (controlled) Primary School and Boorley Park, which are integral to the community. Children who do not attend primary education at either of these attend Freegrounds Infant School and then generally progress to Freegrounds Junior School or Kings Copse Primary School, all three of which are within the adjoining Parish of Hedge End. Secondary education for the majority of students is outside the Parish at Wildern Academy in Hedge End. New housing development means there is a need for increased provision of both primary and secondary school places, with secondary school places being provided at the new Deer Park School, which opened in 2021.

Botley has a wide range of facilities and community groups, as well as public recreational play areas, which all contribute to the diversity of community wellbeing and the character of the town. However, the significant increase in population will put more pressure on the amount and type of recreational and leisure facilities to meet the needs of an expanding village. This is particularly true for young people.

Profile of the community in 2011 and 2020 (at the time of writing, the 2021 Census data is not yet available)

Botley is located within the Borough of Eastleigh (EBC). The population of the Parish, according to the 2011 Census, was 5,083 or 4.06% of the whole Borough, living in 2,156 dwellings. The population of the Borough recorded in the 2011 Census was 125,199, representing a 7.21% increase since the 2001 Census.

Partnership for Urban South Hampshire (PfSH, 2016) notes that the population of Eastleigh Borough increased by 10.9% between 2001 and 2014. It also calculates that between 2011 and 2036, the population will have risen by 24.4%. Using that calculation, the population of Botley in 2036 would be 6,323 – yet this figure has already been exceeded in 2020 when the Borough estimate for the population of Botley was 6,597. This will put greater pressures on health and care services, as well as having implications for future housing numbers. The projected increased population for Botley is therefore 6,597.

The key changes in population and dwelling numbers in Botley Parish between 2011 and 2020 are shown in Figure 5 below.

Figure 5: changes in Botley's population and dwelling numbers.

Key facts	**Botley Parish**	
	2011 ONS Census[3]	2020 projected increase (EBC Local Plan)
Area	848.95 hectares	
Total population	5,083	6,597[4]
Population density (no. of persons per hectare)	5.99	7.77
Households	2,199	2,798[5]

There were 2,199 households in Botley at the time of the 2011 Census (ref: ONS census data 2011) (4.2% of the 52,177 households across the Eastleigh Borough). In June 2021, with those dwellings already built from the developments with planning permission (see Fig 4 above) , the housing number has risen by 36%. This includes all the completed dwellings since January 2013 and those that have been constructed as part or all of developments underway. Types of household tenure are shown in Figure 6.

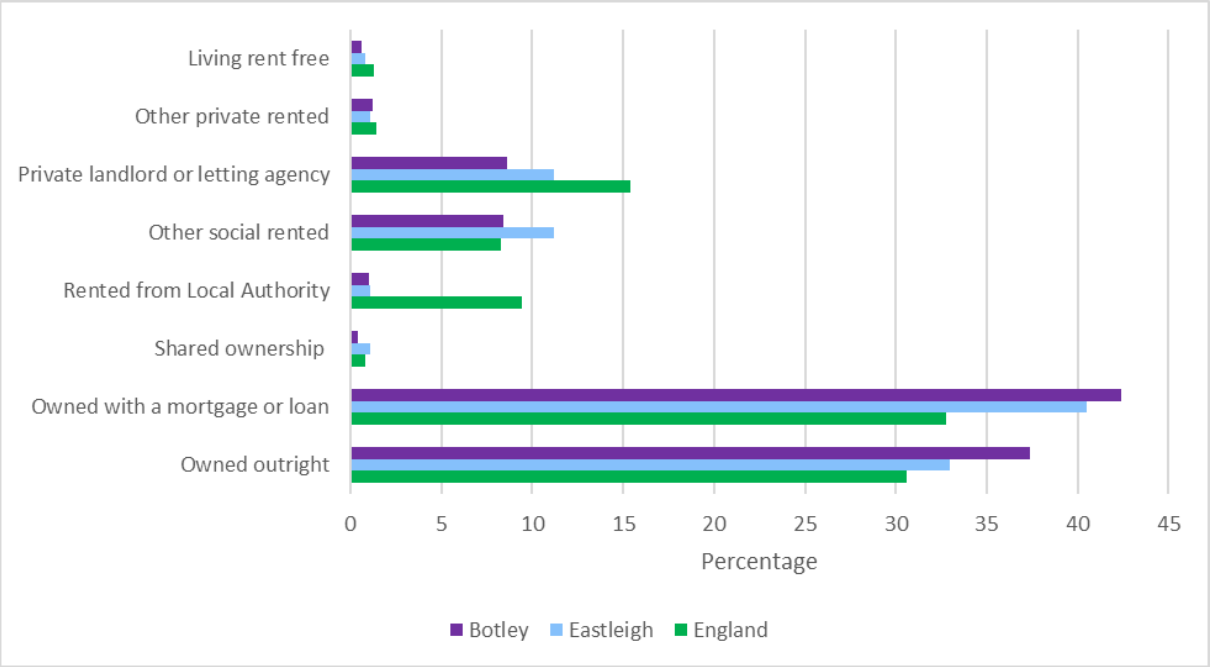
Further detailed demographic data can be found at Appendix 2.

[3] ONS 2011 Census data

[4] *Eastleigh Borough Council Objectively Assessed Needs (ONS) background paper (June 2018).*

[5] *From Botley News household delivery schedule.*

Figure 6: Types of household tenure in Botley



SECTION THREE

Vision and objectives



Challenges for Botley

The vision and objectives form the foundations of the Plan and were developed with input from the local community, as well as constraints affecting the Neighbourhood Plan Area.

- Overall, the key challenge for Botley is to provide appropriate sustainable development with supporting infrastructure whilst retaining the quality of current village life. Botley is under continuing housing and infrastructure pressures which may result in residents living in a non-sustainable community with severe consequences for their wellbeing, safety and lifestyle.
- The overwhelming view is that, despite recent and proposed large-scale development, it is really important to ensure the mix, design and density of dwellings on all sites meet the identified needs. Recent development has placed strain on existing infrastructure, including surface water drainage and foul water drainage into an historically inadequate sewerage system. The high and intermediate pressure pipelines passing through the Parish must be safeguarded. The community wants to be sure appropriate infrastructure is in place to cope with planned expansion.
- Supporting the retail centre with its eclectic mix of facilities is a challenge. However, there are opportunities for improving this aspect of Botley which the Plan supports.
- Botley has many archaeological assets, Sites of Importance for Nature Conservation (SINC) and heritage assets and maintaining and enhancing these is very important. In addition, with such large-scale development planned, maintaining Botley's individuality by preventing coalescence with its neighbours is important.
- Large-scale development will inevitably cause greater volumes of traffic, particularly heavy goods vehicles. The challenge for the Neighbourhood Plan is to address these issues in a way that ensures good air quality is maintained, ensuring historic assets and listed buildings are not compromised.
- Maintaining and improving movements routes, especially those not involving motor vehicles, to and from key services and facilities, will be challenging.
- Therefore, the vision and objectives have been developed to meet the challenges and put in place policies which seek to cancel any negative effects.

In consultation with the community, the established vision for Botley 2036 is as follows:

Vision for Botley

In 2036, Botley remains a warm and friendly place to live, work and to visit. New developments have been well incorporated into the Parish through our sensitive Neighbourhood Plan policies and have provided homes needed by both the local and wider community, and for all generations.

Well-managed infrastructure and resource facilities provide residents with a quality environment, good access to health care, excellent educational opportunities, and reliable access to modern technologies.

Local children and young people can walk or cycle safely to their educational establishments or the play and green areas on the many footpaths and cycleways introduced over the last 20 years. These routes provide a healthy alternative network for pedestrians and cyclists throughout the locality and link to neighbouring parishes.

The bypass has been built and an update to the routing system traffic-calming measures in the Parish has led to a decrease in rat-runs and has been effective in creating safer roads.
The village centre has been recognised as important for its heritage, businesses and shops, and provides a popular destination for locals and visitors alike.

Objectives for Botley

Economy

Aim:	To support the existing businesses within Botley and encourage new enterprises which maintain the distinctive character of Botley by:

Objectives:

1. Preserving and safeguarding, where appropriate, employment uses and maintaining a lively mix of retail and similar uses in the shopping area.
2. Promoting the further retail development of the Botley Mills site.
3. Supporting the development of retail facilities in Boorley Park and Boorley Gardens earlier than identified in the Eastleigh Borough Local Plan.







Environment and character

Aim:	To preserve safeguard and enhance the distinctive landscape and characteristics of Botley by:

Objectives:

4. Protecting and maintaining existing green space, archaeological sites, and heritage assets.
5. Protecting the River Hamble and tributaries and Sites of Importance for Nature Conservation, including the provision of new green spaces.
6. Preserving native wildlife and wildflowers in local green spaces, and in and along the River Hamble.
7. Creating a Botley museum through the use of developer contribution.
8. Improving pedestrian access from the village square to Botley Mills through the use of developer contribution.
9. Identifying a site for a new cemetery in the Parish.
10. Creating Local Settlement Gaps between Botley and neighbouring settlements to prevent coalescence.



Housing

Aim:	To provide a range of high-quality and affordable homes that meet the needs of local people and future residents by:

Objectives:

11. Allocating sites for future small-scale residential development which will not place unacceptable strain on existing infrastructure.
12. Ensuring any new development does not have an unacceptable impact on its environment and is implemented alongside identified infrastructure needs.
13. Ensuring that housing on allocated sites provides an integrated mix of open market housing and affordable housing.
14. Ensuring an appropriate infrastructure is in place to deal with surface water and sewerage within any new development.
15. Ensuring new development in Botley is of appropriate design and fits with the general character of Botley.
16. Ensuring any new development, including housing extensions, outbuildings, garages, and conservatories, plus those under Permitted Development Rights, are consistent with the requirements of the strategic high and intermediate pressure pipelines passing through the Parish.
17. Supporting the use of renewable energy systems.
18. Ensuring all dwellings in new developments have direct access to electric vehicle charging points.
19. Requiring new developments to provide acceptable recycling facilities.
20. Ensuring off-road parking is available in all residential developments.







Transport

Aim:	To improve accessibility and connectivity to promote sustainability and safety by:

Objectives:

21. Ensuring there is sufficient provision for off-road parking for all users of schools.
22. Ensuring existing community infrastructure is retained or improved for the benefit of the community.
23. Using developer contribution to decrease village centre traffic congestion and pollution by the provision of additional parking space at the Botley Centre.
24. Identifying land within development sites for parking.
25. Using developer contribution to improve the network of movement routes linking key services, schools and recreational areas, both from existing and new developments.

SECTION FOUR

Policies

The previous section sets out the overall vision for Botley. This section sets out the policies to support and deliver that vision. The policies are grouped under the following chapters:

- Economy
- Environment and character
- Housing
- Transport.

Each of these headings contains one or more policies, and each is structured in the same way with:

- A summary table setting out the objectives which relate to the policy,
- The policies supporting each objective,
- The evidence for the policy.

The presumption in favour of sustainable development

Planning applications which accord with the policies in the Neighbourhood Plan will be approved unless material considerations indicate otherwise. Planning permission will be granted where relevant policies in the Neighbourhood Plan are out of date or silent unless:

- Relevant policies in the Development Plans for Eastleigh indicate otherwise.
- any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the National Planning Policy Framework taken as a whole.
- specific policies in the framework or other material considerations indicate that development should be restricted.

Botley Parish Council will take a positive approach to its consideration of development. The Council and the Local Planning Authorities will seek to work with applicants and other stakeholders to encourage the formulation of development proposals that can be approved. This strategy incorporates the NPPF key principle of sustainable development into the Neighbourhood Plan. Where planning applications are to be considered against the policies of this Neighbourhood Plan, then this principle will underpin the approach the Parish Council and Local Planning Authorities will adopt in delivering development in the Parish.

In addition to the objectives set out above, the Neighbourhood Plan and its policies have also been developed with the following principles in mind. It is recommended that developers and applicants consider, where relevant, the following overarching principles of development when preparing and submitting planning applications within the Neighbourhood Plan Area:

A Early consultation with the Parish Council and other community organisations is highly recommended, especially where the scheme is for more than a single dwelling or involves the use of a previously developed site. The Parish Council also wishes to be informed about development in neighbouring areas outside the Plan Area which may have an impact on residents in the Parish.

B Where possible, applications which support the ongoing activities of social housing providers will be supported and encouraged, and applicants should consider these opportunities at an early stage of preparing their planning application.

C In considering the development or redevelopment of sites, applicants should be mindful to not overdevelop a site in terms of delivering a scale or density of development which would be incongruous with its immediate neighbours and will preserve local amenities.

D Wherever possible, contributions for open space, highways and transportation and social housing should be spent locally, unless there are no viable options to do so locally.

POLICY ONE

RETENTION OF EXISTING COMMERCIAL PREMISES

Objective 1:
Preserving and safeguarding, where appropriate, employment uses and maintain a lively mix of retail and similar uses in the shopping area.

Objective 2:
Promoting the further retail development of the Botley Mills site.

Objective 3:
Supporting the development of retail facilities in Boorley Park and Boorley Gardens earlier than identified in the Eastleigh Borough Local Plan.

Policy One: Retention of existing commercial premises

a) Development proposals which will enable the retention of existing commercial services (Class E) within the existing settlement boundary will be strongly supported.

b) Development proposals to increase the retail provision at the Botley Mills site, the Boorley Park site and Boorley Gardens will be strongly supported, and where they are in accordance with other relevant policies in the plan.

c) A retail impact assessment will be required to support any proposals on edge of centre and out of centre sites which would accommodate at least 350m^2 of net additional floorspace.

d) Provision of new retail premises (Class E [formerly A1]) within the existing settlement boundary and in conformity with Strategic Policy DM21 of the adopted Eastleigh Local Plan will also be strongly supported, subject to sequential testing which will be required for all edge of centre and out of centre retail proposals accommodating at least 350sq.m of net additional floorspace.

e) There will be a strong presumption against the loss of commercial premises or land which provide employment (formerly Class A1 A3 and A5) and are of demonstrable benefit to the local community. This includes the land designated for Local Centres at Boorley Park and Boorley Green. Applications for a change of use to an activity that does not provide employment opportunities will only be permitted if it can be demonstrated that:

- the commercial premises or land in question has not been in active use for at least 12 months, and
- there is little, or no prospect of the premises or land being reoccupied by an employment-generating user. This must be proven through a sustained marketing campaign lasting for a continuous period of at least six months.

Evidence for Policy One:

1 In September 2020, new Use Classes were introduced which have enabled a wider range of use changes within each of these classes. This means that generally, planning permission is not needed when the existing and proposed uses fall within the same Use Class, including E, F1 and F2. However, where there are limits on the size of the proposed change of use (over 350m^2), there will be a requirement to apply for planning permission.

2 Notwithstanding changes of use that have the benefit of permitted development rights at any given time, it is considered important to protect the stock of commercial property in the Parish. To do so, it is necessary to restrict the demolition or conversion of existing commercial premises for non-commercial purposes. Only if it is clearly demonstrated that there is little prospect of the existing building or land being used for employment-generating purposes can this be permitted. Policy One is intended to encourage proposals which continue the business use of premises where it is viable to do so, both where planning permission is required and where it is not.

3 Botley has a small base of businesses and it's important that they are protected. Away from Botley, there are limited employment opportunities in the surrounding villages and the majority of employment opportunities are in Eastleigh, Southampton, Winchester or beyond. Whilst there are opportunities to commute by non-car modes, inevitably the majority of people working away from Botley will do so by car. The protection of local employment opportunities will not only provide greater prospects for local people to access jobs but will ensure that these are sustainable in terms of the patterns of commuting that they generate.

4 Recent and further planned housing development will more than double the population of Botley Parish and it is expected that this will not only support current businesses but will also bring new businesses to the Parish.

5 Once the Botley Bypass is completed, changes to traffic flow through the village centre, together with improved car parking, should have a beneficial impact on the retail and hospitality businesses clustered here.

6 In Botley Parish, there are a variety of business and retail enterprises. The Eastleigh Borough Business Directory and Local Events[6] lists 107 businesses as being based within Botley Parish.

7 There are employment opportunities spread across the Parish. The key employment area is in the village centre, with about twenty businesses in the square and about forty on the Botley Mills site. Smaller employment sites are on Broad Oak (Richmond Motor Group, Broadway Farm site and the Cooperative garage), Marls Road (Hammerton Garage), Woodhouse Lane (the Waste Management Service and the Hillier site), various small industrial units and leisure facilities in Boorley Green and the Manor Farm Country Park.

8 Provision of local shops within walking distance of large developments, for example, Boorley Park and Boorley Gardens, will be of benefit to those living locally and reduce traffic movements. Also, local shops will provide opportunities for social interaction and help to limit social isolation within large developments. Retail premises will provide local employment opportunities as, to a smaller extent, will the new Boorley Park Community facilities.

[6] Eastleigh Borough Business Directory and Local Events

9 In order, therefore, to demonstrate that commercial land or property can be redeveloped for non-commercial uses, the land or buildings must not have been in active use for at least 12 months (thereby preventing speculative applications immediately after a tenant has moved out), and it must be clear that there is little, or no prospect of the premises or land being reoccupied by an employment-generating user in the future. This must be demonstrated by a sustained marketing campaign undertaken through an appropriate commercial agent which lasts at least six months. This must show that all reasonable steps have been taken to market the property, using a wide variety of marketing methods, and that there has been no interest from a credible party.







POLICY TWO

RETAIL DEVELOPMENT SITES

Objective 1:
Preserving and safeguarding, where appropriate, employment uses and maintain a lively mix of retail and similar uses in the shopping area.

Objective 2:
Promoting the further retail development of the Botley Mills site.

Objective 3:
Supporting the development of retail facilities in Boorley Park and Boorley Gardens earlier than identified in the Eastleigh Borough Local Plan.

Policy Two: Retail development sites

a) Proposals for provision of local shops within walking distance of large developments will be strongly supported.
   - A local shop is defined as a smaller neighbourhood / local shop or parade of shops which provide convenient access to goods and services which are needed on a day-to-day basis, especially where they are accessible on foot and meet the needs of disadvantaged, socially excluded and elderly people and those with additional mobility needs.

b) Proposals for re-use of redundant agricultural buildings for business use in Class E (formerly classes A2 and B1) will be strongly supported.

c) Proposals outside of centres despite being within walking distance of large developments will be subject to the sequential test and the additional requirement for a retail impact assessment if accommodating at least 350sq.m. of retail floorspace, in conformity with Policy One and subject to conformity with Policy DM19 of the adopted Eastleigh Borough Local Plan.

Evidence for Policy Two:

10 During community consultation, it was established that the community of Botley - both residents and existing businesses - considers that the local economy is very important and should not be neglected.

11 It is considered important to preserve and enhance the vitality and viability of the shops and services on the High Street. Therefore, where possible, to sustain the local retail economy, this Plan seeks to protect the High Street from proposals which will have a significant impact on the local village economy.

12 Clearly any strategy needs to recognise that Botley's strong links with major road networks means that it is relatively easy for residents to access work in the nearby towns of Southampton, Winchester and Eastleigh. Equally though, there is an important balance that the Neighbourhood Plan seeks to achieve. It wishes to encourage the growth of appropriate employment activities which create jobs for local people.

13 Following the opening of the Botley Bypass, there will be an opportunity to redesign the village centre so that it becomes an attractive destination for shoppers and those visiting hospitality providers.

14 This redevelopment will lead to more opportunities for existing businesses, particularly those located within the village centre.

15 Maximising parking spaces within the village centre, close to retail facilities, will also encourage greater use of retail premises. At the east end of Mill Hill, widening the single footpath on the north side would provide safer and better access between Botley village square and Botley Mills.

16 These improvements are proposed in Policy Four as part of developer contribution and will contribute significantly to the viability of retaining retail premises in Policy One.

17 The level of rural diversification within the Parish, particularly farming, is under constant threat from new development.

18 Consultations have focused on the use of brownfield sites, including redundant agricultural buildings. This can be seen as an opportunity to cater for growth, identify local needs and promote sustainable patterns of development. New buildings for agricultural purposes and farm diversification are addressed by the Eastleigh Borough Local Plan, Policy DM17.

19 The retention of existing, and support for new, local employment will not only provide greater prospects for local people to access jobs but will also ensure that these are sustainable in terms of the patterns of travelling to work that they generate.

POLICY THREE

LOCAL GREEN SPACE

Objective 4:
Protecting and maintaining existing green space archaeological sites and heritage assets.

Objective 5:
Protecting the River Hamble and tributaries and Sites of Importance for Nature Conservation, including the provision of new green spaces.

Objective 6:
Preserving native wildlife and wildflowers in local green spaces, and in and along the River Hamble.

Policy Three: Protection and maintenance of Local Green Spaces

a) The following areas, as shown on the proposals maps 1-3, are designated as Local Green Spaces:

1	Berry Close	2	Crusader Road
3	Duke Road	4	Paxton Close
5	Havendale	6	Ferndale
7	Tickner Close	8	Precosa Road
9	Sengana Close	10	Kings Copse Ave/ Marls Rd
11	Botley Parish Quay	12	Four Acre
13	Churchyard of All Saints Church		
14	Mortimer Road	15	Nursesland
16	Jenkyns Close	17	Amberley Close
18	Sycamore Walk	19	Holmesland Drive / Walk
20	Chestnut Walk		
21	Falcon Way	22	Pudbrook Green
23	Cheping Gardens	24	Noble Road
25	Bedford Close		

26 Maffey Court *(green route to the rear of Maffey Court)*
27 Bull Close Allotments
28 Land south-east of Woodhouse Lane
29 Land west of Holmesland Lane
30 Boorley Park Allotments
31 Land south-west of Winchester Street

b) Proposals for development on these Local Green Spaces will not be permitted unless it can be clearly demonstrated with compelling evidence that it is required to enhance the role and function of an identified Local Green Space.

c) Where permission for development can be demonstrated to be required with compelling evidence, developers will be expected to demonstrate how the existing flora and fauna will be protected or be subject to mitigation measures.

d) Where loss of Green Space is considered essential, mitigation to provide equivalent facilities is required.

Evidence for Policy Three:

20 Under the National Planning Policy Framework (NPPF)[7], neighbourhood plans have the opportunity to designate Local Green Spaces which are of particular importance to the local community. This will afford protection from development other than in very special circumstances. Paragraph 102 of the NPPF says that Local Green Spaces should only be designated where the green space is:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- local in character and is not an extensive tract of land.

21 Proposals maps 1-3 show the areas that are considered to meet these criteria and must be protected as Local Green Spaces.

22 The rural nature and aspects of the Parish and village are much valued. Individually and collectively, many important spaces make a vital contribution to the character and appearance of the village and are valued by the community, be it for recreation, leisure or learning about the local history and heritage, as well as providing visual breaks, wildlife habitats and green lungs for the village.

23 The largest areas of protected green space are principally the two recreation grounds and the sports field.

24 The green spaces identified in Policy Three above meet the criteria set out in the NPPF, as noted in the following tables (1-30):

Area 1: Berry Close	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 1 on map. Within the built-up area of Botley.
It must be *'demonstrably special to the local community and hold a particular local significance'.*	Public amenity space providing small wildlife habitats and informal leisure activities.
It must be *'local in character'.*	Berry Close is amenity space on a housing estate in Botley.
It must be *'not an extensive tract of land'*	0.13 ac
Area 2: Crusader Road	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 2 on map. Within the built-up area of Botley.
It must be *'demonstrably special to the local community and hold a particular local significance'.*	Public amenity space providing informal green space in a built-up area.
It must be *'local in character'.*	Crusader Rd is amenity space on a housing estate in Botley.
It must be *'not an extensive tract of land'.*	(*Plot 1*) 0.32ac (*Plot 2*) 0.14ac

[7] Para 101 NPPF Revised 2021

Area 3: Duke Road	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 3 on map. Within the built-up area of Botley.
It must be *'demonstrably special to the local community and hold a particular local significance'.*	Public amenity space providing a space for interaction with nature within a housing estate.
It must be *'local in character'.*	Duke Road is amenity space in a housing estate in Botley.
It must be *'not an extensive tract of land'.*	0.13ac
Area 4: Paxton Close	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 4 on map. Within the built-up area of Botley
It must be *'demonstrably special to the local community and hold a particular local significance'.*	Public amenity space for small wildlife areas and children's play area.
It must be *'local in character'.*	Paxton Close is amenity space in a housing estate in Botley.
It must be *'not an extensive tract of land'.*	All plots under 200m^2 are too small to develop.
Area 5: Havendale	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 5 on map. Within the built-up area of Botley.
It must be *'demonstrably special to the local community and hold a particular local significance'.*	Public amenity space providing habitat for small wildlife in the middle of houses.
It must be *'local in character'.*	Havendale is amenity space in a housing estate in Botley.
It must be *'not an extensive tract of land'.*	Plot 1 0.2ac: Plot 2 0.32ac
Area 6: Ferndale	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 6 on map. Within the built-up area of Botley.
It must be *'demonstrably special to the local community and hold a particular local significance'.*	Public amenity space creating an area for leisure activities and children's play.
It must be *'local in character'.*	Ferndale is amenity space in a housing estate in Botley.
It must be *'not an extensive tract of land'.*	1.24ac
Area 7: Tickner Close	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 7 on map. Within the built-up area of Botley.
It must be *'demonstrably special to the local community and hold a particular local significance'.*	Public amenity space creating an area for small wildlife habitats and children's play area.
It must be *'local in character'.*	Tickner Close is amenity space in a housing estate in Botley.
It must be *'not an extensive tract of land'.*	0.15ac
Area 8: Precosa Road	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 8 on map. Within the built-up area of Botley.

It must be *'demonstrably special to the local community and hold a particular local significance'.*	Public amenity space creating a space between houses for the enjoyment of nature.
It must be *'local in character'.*	Precosa Road is amenity space in a housing estate in Botley.
It must be *'not an extensive tract of land'.*	0.11ac
Area 9: Sengana Close	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 9 on map. Within the built-up area of Botley.
It must be *'demonstrably special to the local community and hold a particular local significance'.*	Public amenity space providing an area for children's play.
It must be *'local in character'.*	Sengana Close is amenity space in a housing estate in Botley
It must be *'not an extensive tract of land'.*	0.09ac
Area 10: Kings Copse Avenue/Marls Road	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 10 on map. Within the Built-up area of Botley.
It must be *'demonstrably special to the local community and hold a particular local significance'.*	Public amenity space providing valuable space in between houses for leisure and play activities.
It must be *'local in character'.*	Kings Copse Avenue / Marls Road is amenity space in a housing estate in Botley.
It must be *'not an extensive tract of land'.*	1ac
Area 11: Botley Parish Quay	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 11 on map. Within the built-up area of Botley.
It must be *'demonstrably special to the local community and hold a particular local significance'.*	Historic site of a previous hard quay during the Mediaeval period when Botley was a significant river port and is treasured locally as a historic asset. Today, the Quay provides a tranquil area and in addition, it is one of the few public access points to the river.
It must be *'local in character'.*	Botley Quay is in the heart of Botley.
It must be *'not an extensive tract of land'.*	0.5ac
Area 12: Four Acre	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 12 on map. Within the built-up area of Botley.
It must be *'demonstrably special to the local community and hold a particular local significance'.*	Public amenity space in the middle of a close of houses providing space for leisure and children's activities.
It must be *'local in character'.*	Four Acre is amenity space in a housing estate in Botley.
It must be *'not an extensive tract of land'.*	0.65ac
Area 13: Churchyard of All Saints Church 13 *(mainly owned by Portsmouth Diocese, small area owned by Botley Parish Council)*	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 13 on map. Within the built-up area of Botley.

It must be *'demonstrably special to the local community and hold a particular local significance'.*	The Churchyard contains the War Memorial which is a tribute to the thirty men of the Parish who were killed during the 2nd World War.
It must be *'local in character'.*	The Churchyard is in the heart of Botley Parish.
It must be *'not an extensive tract of land'.*	Graveyard owned by church 1.28ac. Plot owned by Botley Parish Council 0.24ac.
Area 14: Mortimer Road	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 14 on map. Within the built-up area of Botley.
It must be *'demonstrably special to the local community and hold a particular local significance'.*	Green space/amenity space providing habitat for small mammals and other wildlife.
It must be *'local in character'.*	Mortimer Road is a green space between Mortimer Road Car Park and the High Street.
It must be *'not an extensive tract of land'.*	0.11ac
Area 15: Nursesland	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 15 on map. Within the built-up area of Botley.
It must be *'demonstrably special to the local community and hold a particular local significance'.*	Public amenity space providing wildlife habitat and nature area.
It must be *'local in character'.*	Nursesland green space bordering the High Street.
It must be *'not an extensive tract of land'.*	0.12ac
Area 16: Jenkyns Close	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 16 on map. Within the built-up area of Botley.
It must be *'demonstrably special to the local community and hold a particular local significance'.*	Public amenity space creating a quiet nature area between houses on an estate.
It must be *'local in character'.*	Jenkyns Close is amenity space in a housing estate in Botley.
It must be *'not an extensive tract of land'.*	0.16ac
Area 17: Amberley Close	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 17 on map. Within the built-up area of Botley.
It must be *'demonstrably special to the local community and hold a particular local significance'.*	Public amenity space creating space for nature small mammals and wildlife.
It must be *'local in character'.*	Amberley Close is amenity space in a housing estate in Botley.
It must be *'not an extensive tract of land'.*	0.11
Area 18: Sycamore Walk	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 18 on map. Within the built-up area of Botley.
It must be *'demonstrably special to the local community and hold a particular local significance'.*	Public amenity space.
It must be *'local in character'.*	Sycamore Walk is amenity space in a housing estate in Botley.
It must be *'not an extensive tract of land'.*	0.62
Area 19: Holmesland Drive/Holmesland Walk	
	Marked as area 19 on map.

It must be *'in reasonably close proximity to the community it serves'.*	Within the built-up area of Botley.
It must be *'demonstrably special to the local community and hold a particular local significance'.*	Public amenity space helps to create a 'nature' space in the middle of a housing estate.
It must be *'local in character'.*	Holmesland Drive / Holmesland Walk is amenity space in a housing estate in Botley.
It must be *'not an extensive tract of land'.*	0.07ac
Area 20: Chestnut Walk	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 20 on map. Within the built-up area of Botley.
It must be *'demonstrably special to the local community and hold a particular local significance'.*	Public amenity space with a tarmacked area.
It must be *'local in character'.*	Chestnut Walk is amenity space in a housing estate in Botley.
It must be *'not an extensive tract of land'.*	0.06ac
Area 21: Falcon Way	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 21 on map. Within the built-up area of Botley.
It must be *'demonstrably special to the local community and hold a particular local significance'.*	Public amenity space in the middle of a close of houses creating a 'nature' space.
It must be *'local in character'.*	Falcon Way is amenity space in a housing estate in Botley.
It must be *'not an extensive tract of land'.*	0.24ac
Area 22: Pudbrook Green Route	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 22 on map. Within the Built-up area of Botley.
It must be *'demonstrably special to the local community and hold a particular local significance'.*	Pudbrook is a small stream which flows along the edge of the settlement of Botley. The area surrounding it is demonstrably special to the local community as a place close to the river'
It must be *'local in character'.*	Pudbrook flows along the southern edge of Botley to a confluence with the River Hamble.
It must be *'not an extensive tract of land'.*	5.4ac
Area 23: Cheping Gardens	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 23 on map. Within the built-up area of Botley.
It must be *'demonstrably special to the local community and hold a particular local significance'.*	Cheping Gardens forms part of the Pudbrook Green Route and is included in the acreage above.
It must be *'local in character'.*	As Pudbrook Green Route.
It must be *'not an extensive tract of land'.*	Included in Pudbrook Green Route acreage.
Area 24: Noble Road	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 24 on map. Within the built-up area of Botley.

It must be *'demonstrably special to the local community and hold a particular local significance'.*	Noble Road is an amenity space in a housing estate in Botley which provides a green outlook for houses, as well as leisure space and children's play space.
It must be *'local in character'.*	Noble Road is in a housing estate in Botley.
It must be *'not an extensive tract of land'.*	0.67ac
Area 25: Bedford Close	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 25 on map. Within the built-up area of Botley.
It must be *'demonstrably special to the local community and hold a particular local significance'.*	Public amenity space providing leisure space and children's play area.
It must be *'local in character'.*	Bedford Close is amenity space in a housing estate in Botley.
It must be *'not an extensive tract of land'.*	0.34ac
Area 26: Area behind Maffey Court	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 26 on map. Within the built-up area of Botley.
It must be *'demonstrably special to the local community and hold a particular local significance'.*	This is a wooded area which provides a space for nature, as well as a habitat for small mammals and wildlife within a built-up area of Botley.
It must be *'local in character'.*	Maffey Court is amenity space in a housing estate in Botley.
It must be *'not an extensive tract of land'.*	0.26ac
Area 27: Bull Close Allotments	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 27 on map. Within the built-up area of Botley.
It must be *'demonstrably special to the local community and hold a particular local significance'.*	This area provides allotments for the residents of Botley; an important feature for those wishing to grow their own plants and food.
It must be *'local in character'.*	The allotments are on the edge of a housing settlement and have easy access to the centre of Botley.
It must be *'not an extensive tract of land'.*	2.72ac
Area 28: Land south-east of Woodhouse Lane	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 28 on map.
It must be *'demonstrably special to the local community and hold a particular local significance'.*	Following the construction of the bypass, the community has indicated that to compensate for the loss of habitat to the new road, these two areas should become wildlife enclosures. This Neighbourhood Plan, therefore, designates Area 28 for this purpose under Policy 3 Local Green Space.
It must be *'local in character'.*	Close to the edge of Botley.
It must be *'not an extensive tract of land'.*	4.16ac

Area 29: Land west of Holmesland Lane	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 29 on map.
It must be *'demonstrably special to the local community and hold a particular local significance'.*	Following the construction of the bypass, the community has indicated that to compensate for the loss of habitat to the new road these two areas become wildlife enclosures and/or community orchards. This Neighbourhood Plan, therefore, designates Area 29 for this purpose under Policy 3 Local Green Space.
It must be *'local in character'.*	These two areas are on the edge of Botley village.
It must be *'not an extensive tract of land'.*	11ac

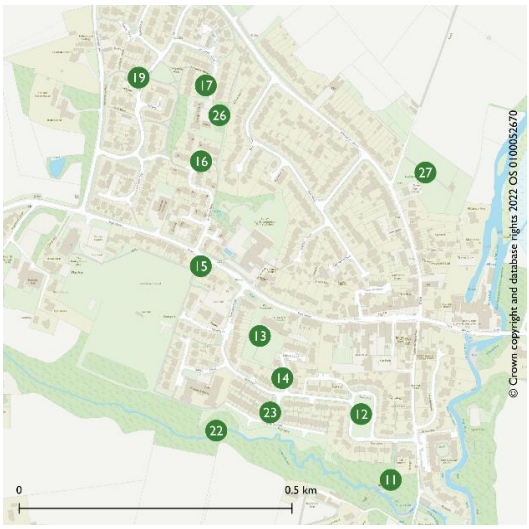
Area 30: Boorley Park Allotments	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 30 on map.
It must be *'demonstrably special to the local community and hold a particular local significance'.*	This area provides allotments for the residents of Botley - an important part of any community, allowing individuals to grow their own produce.
It must be *'local in character'.*	The allotments are on the edge of the sports field and are behind a housing estate, providing easy access for residents of this area who are using them.
It must be *'not an extensive tract of land'.*	3.0 ac

Area 31: Land South West of Winchester Street	
It must be *'in reasonably close proximity to the community it serves'.*	Marked as area 31 on map.
It must be *'demonstrably special to the local community and hold a particular local significance'.*	Following the construction of the bypass, the community has indicated that to compensate for the loss of habitat to the new road these two areas become wildlife enclosures and/or community orchards. This Neighbourhood Plan, therefore, designates Area 31 for this purpose under Policy 3 Local Green Space
It must be *'local in character'.*	This area is on the edge of Botley Village and offers opportunities for recreational activities
It must be *'not an extensive tract of land'.*	3.0 ac

Proposals maps 1-3: Local Green Spaces



Proposals map 1



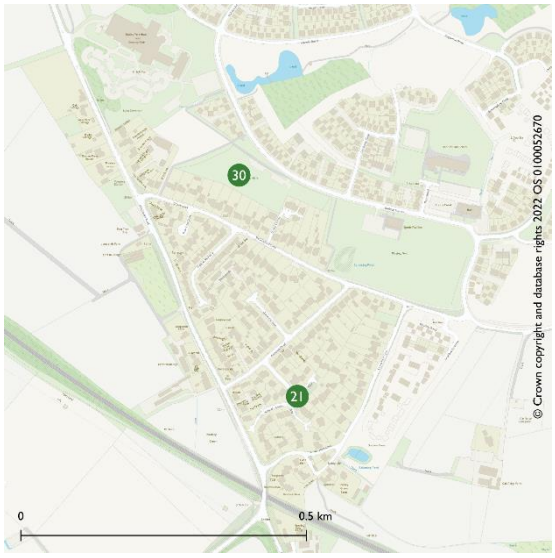
Proposals map 2



Four Acres



Proposals map 3



Proposals map 4

POLICY FOUR

INFRASTRUCTURE INVESTMENT PRIORITIES

Objective 7:
Creating a Botley museum through use of developer contribution.

Objective 8:
Improving pedestrian access from the village square to Botley Mills through use of developer contribution.

Objective 23:
Using developer contribution to decrease village centre traffic congestion and pollution by the provision of additional parking space at the Botley Centre.

Objective 25:
Using developer contribution to improve the network of movement routes, linking key services schools and recreational areas both from existing and new developments.

Policy Four: Infrastructure investment priorities

a) Subject to viability and to compliance with S106 Infrastructure Regulations, all housing developments of 10 or more homes will be expected to contribute to the following local priorities:

- Increasing the space for parking at the Botley Centre.
- Creating a Botley museum.
- Improving access from the village square to Botley Mills.
- Improving the layout and parking in the village square to enhance the retail environment after completion of the Botley Bypass.
- Improving the network of movement routes linking key services, schools and recreational areas, both from existing and new developments.

Evidence for Policy Four:

25 The provision of supporting infrastructure is vital in achieving sustainable growth. Infrastructure covers a very broad range of considerations. At its most basic, it is utilities and communications infrastructure: water, sewerage, drainage, gas, electricity, mobile phone, conventional phones and broadband. However, infrastructure also comprises community infrastructure matters, such as health, education, play areas, green open spaces, leisure facilities and so on. This section addresses these issues as well. Transport and accessibility are dealt with separately.

26 Botley Parish Council supports the plans by Eastleigh Borough Council to develop dual-purpose cycle and pedestrian links from Bursledon Station via the River Hamble Country Park to Botley, and from Winchester Road in Boorley Green to Hedge End station. Also, the Parish Council supports the Botley to Bishops Waltham Bridleway Project and the creation of a continuous footpath and cycleway from the junction of the A334 and B3033 (Maypole Roundabout), along Broad Oak and the High Street to reach Botley square, and then up through the Sherecroft Farm Development (Winchester City Council) to Botley Railway Station.

27 As a clear expression of the community's wishes, Botley Parish Council intends that the Section 106 agreements and contributions raised within the Botley Neighbourhood Area and, where relevant, monies from other planning obligations, are used to contribute

towards delivering any of the projects listed above, providing they demonstrate compliance with the Community Infrastructure Regulations.

28 Developer contributions from development can be used to contribute towards addressing these issues. This could either be achieved through a Section 106 agreement or through contributions secured through CIL, should Eastleigh Borough Council adopt this mechanism (at the time of writing this Plan - March 2023 - Eastleigh Borough Council is keeping ender review whether to introduce this levy).

INCREASING PARKING SPACE AT THE BOTLEY CENTRE (Policy Four infrastructure priority)

The Botley Centre (Figure 7), at the heart of the Botley community, is a well-used resource with a wide range of activities taking place in its many spaces, from private events to use by local clubs and societies.

Frequently all rooms are booked together which often means there is a large number of cars using the limited car parking space.

Whilst the car park can cope with one event, it is small, with only 66 spaces including two for disabled parking.

Figure 8 below identifies the parking area outlined in red. Area 1 has 36 spaces including two disabled spaces and Area 2 comprises 30 spaces, plus a motorcycle bay.

Because of the popularity of this venue, it is important the facilities offered are adequate for those attending. Re-designing the car park layout would free up currently unused space. Extending the parking area would provide an ideal opportunity for use of developer contribution, either through Section 106 or CIL agreements if CIL is adopted.

Figure 3 is???

Fig 7: The Botley Centre parking area



Fig 8: Area 1 / 2 current car parking. Area 3 proposed additional parking area (SLAA-3-20-C) identified in Policy 7



CREATION OF A BOTLEY MUSEUM (Policy Four infrastructure priority)

Botley has a long history dating back to Roman times, if not earlier. As Botley was the first practical crossing point at which the River Hamble could be forded at low tide, it provided an ideal location for a settlement. As a result, Botley village has built up a great deal of history - from the Botley Flour Mills to the number of listed buildings nestling within the narrow streets which were designed for horse drawn vehicles. This historical past is rich in information and education, and the community of Botley would welcome the opportunity to capture this for the good of both the community and the wider population of the Eastleigh and Southampton area, as well as for visitors.

The project includes the creation of a local heritage and history trail to link with the museum and would complement the two existing Cobbett and Strawberry Trails. This makes it an ideal project for use of developer contribution through Section 106 or CIL agreements.



IMPROVING ACCESS FROM THE VILLAGE SQUARE TO BOTLEY MILLS (Policy Four infrastructure priority)

The current buildings that make up the Botley Mills were constructed around 1760 and were so located because they were both adjacent to the Botley Turnpike and at the head of the navigable River Hamble. Currently, the lower parts of the Mills are used as shops and a restaurant. This helps to enhance the shopping experience of visiting Botley.

The High Street is at the heart of the village of Botley with three public houses and a wide range of restaurants and independent shops. The Mills add considerably to the visitor experience of Botley, but this would be greatly improved through better and safer access between the two. Proposals for projects identifying developer contribution to deliver this proposal will be strongly supported.





Fig 10: proposed new access from village square to Botley Mills

IMPROVING THE NETWORK OF MOVEMENT ROUTES FOR BOTH PEDESTRIANS AND CYCLISTS, LINKING KEY SERVICES, SCHOOLS AND RECREATIONAL AREAS, BOTH FROM EXISTING AND NEW DEVELOPMENTS

Th west side of Botley Village is on the edge of the more built-up town of Hedge End but the rest is surrounded by open countryside and the River Hamble to its south and east. This means there is a wealth of beautiful countryside to explore and enjoy.

Strategic sites in the Eastleigh Borough Local Plan are set to deliver a significant amount of new dwellings in the Parish (*policies S3/BO1/BO2/BO3/BO4*). Although Botley Village is small, it is a definite community. Therefore, it is important that new residents are able to feel part of that existing community and are given the opportunity to integrate.

Strategic Policy S12 in the Eastleigh Borough Local Plan support both creation of and improvements to pedestrian and cycle routes along key corridors. This policy is based on the Partnership for Urban South Hampshire Green Infrastructure Strategy. The routes will avoid conflict with established nature conservation and where possible, will be coupled with green links for biodiversity. This Strategic Policy is underpinned by Development Management Policies (Chapter 5 of Eastleigh Local Plan). Those pedestrian and cycle routes of that have direct relevance to Botley are:

- Eastleigh to Botley via Bishopstoke, Horton Heath and Hedge End
- River Hamble Country Park to the Forest of Bere via Botley, and on to the South Downs National Park, including the Botley to Bishops Waltham Rail Trail
- Boorley Green to Hedge End Railway Station
- Botley to Fair Oak and on to the South Downs National Park
- Botley to Hamble via the River Hamble Country Park
- Botley to Southampton.

In meeting the Vision for this Plan, it is important to encourage more walking and cycling from all residential areas. Linking new housing estates, as well as the existing parts of the settlement, into the network of footpaths is vital to encourage more walking and less car use.

The benefits of achieving this are tangible in the following ways:

- Providing genuine alternatives to the private car as a means of accessing key shops and services, local schools, and other community facilities.
- Providing health benefits through increased walking and cycling.
- Facilitating less congestion at busy times by encouraging children (and parents) to walk to and from school and people walking to the shops rather than 'jumping in the car' for a short journey.
- Providing a safer and less polluted environment for the community of Botley, including for vulnerable people.

Access on foot into and around Botley and to key facilities, such as the local shops and services, requires improvement to existing walkways in addition to the provision of some new walkways and pedestrian crossing points to encourage increases in usage. Work by the Neighbourhood Plan Committee has identified seven new movement routes and one footbridge that would greatly enhance the local footpath and cycleway links, enabling access on foot and by bicycle to these key facilities.

These movement routes are important for linking the various areas of Botley Parish together, and access to them from any new developments should be provided. Therefore, these movement routes will be expected to be a priority for developer contributions through section 106 agreements.

Proposed new movement routes

Fig 11: Proposed new movement routes

I Winchester Road to Hedge End Railway Station. The creation of a dual-purpose footpath and cycleway from Winchester Road through the Boorley Gardens development is part of the planning process (O/15/75953).

II Across the Woodhill School site, which should form part of any planning application for the Woodhill School site (SHLAA-3-21-C).

III Sovereign Drive to Botley Footpath 18. There is a permissive footpath between Marls Road and Little Hatts Recreation Ground.

IV Little Hatts Recreation Ground to the River Hamble Country Park, across land owned by Hampshire County Council.

V Little Hatts Recreation Ground to the Norman Rodaway Pavilion and Sports Facilities.

VI Botley to Bishops Waltham Bridleway. This is a combined plan with Botley Parish Council, Curdridge Parish Council, Bishops Waltham Parish Council and Eastleigh Borough Council.

VII A footbridge across the railway line from Winchester Road (B3354) to the housing area of the HE1 development (land to the west of Woodhouse Lane Uplands Farm).











POLICY FIVE

SITE FOR NEW CEMETERY

Objective 9:
Identifying a site for a new cemetery in the Parish.

Policy Five: Site for a new cemetery

a) It is recognised that, as the existing cemetery site at All Saints Church is at full capacity, there is a need for further cemetery provision within the Botley Neighbourhood Plan Area, and development proposals which can help to meet this need will be welcome.

b) Such proposals will need to demonstrate the suitability, in planning terms, of any ancillary development, as well as the suitability of the proposed cemetery site.

Evidence for Policy Five:

29 All Saints graveyard in Botley reached full capacity in 2010, meaning burials for Botley residents currently occur outside the Parish. The Parish Council's cemetery on the same site, although now closed for new burials, has the capacity for 60-70 interments of cremated remains.

30 In England the number people who were cremated has been steadily increasing, with 78% of all people who died in 2021 choosing cremation[8] over internment. This leaves approx. 22% of the population choosing internment, representing a significant number of people wishing to be buried. For this reason, their needs must be considered.

31 On average, 10.4 per 1,000 (pre-pandemic) of the population die annually[9]. Using Botley's current population figure of just over 6,600, around 61 people will die per year and of these, 15 will require burial. Over the plan period, there will be a requirement for 300 burials - a significant number. Priority B23 in the Botley Community & Infrastructure Priorities (*evidence Base prepared by Botley Neighbourhood Plan Steering Group, Infrastructure Paper Appendix*) is additional cemetery capacity for 180 interment plots, with additional cremation plots but this is an inadequate increase in capacity.

32 Therefore proposals which would meet this need would be met favourably.





[8] The Cremation Society

[9] Statista.com

POLICY SIX

LOCAL SETTLEMENT GAPS

Objective 10:
Creating Local Settlement Gaps between Botley and neighbouring settlements to prevent coalescence.

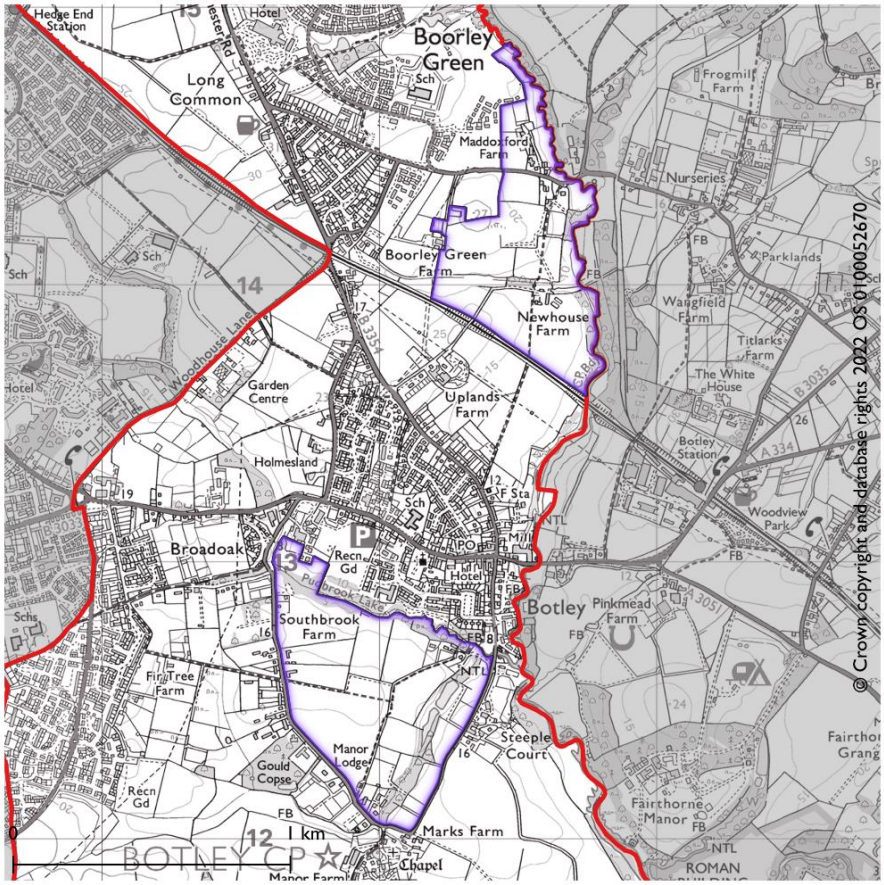
Objective 11:
Allocating sites for future small-scale residential development which will not place unacceptable strain on existing infrastructure.

Objective 12:
Ensuring any new development does not have an unacceptable impact on its environment and is implemented alongside identified infrastructure needs.

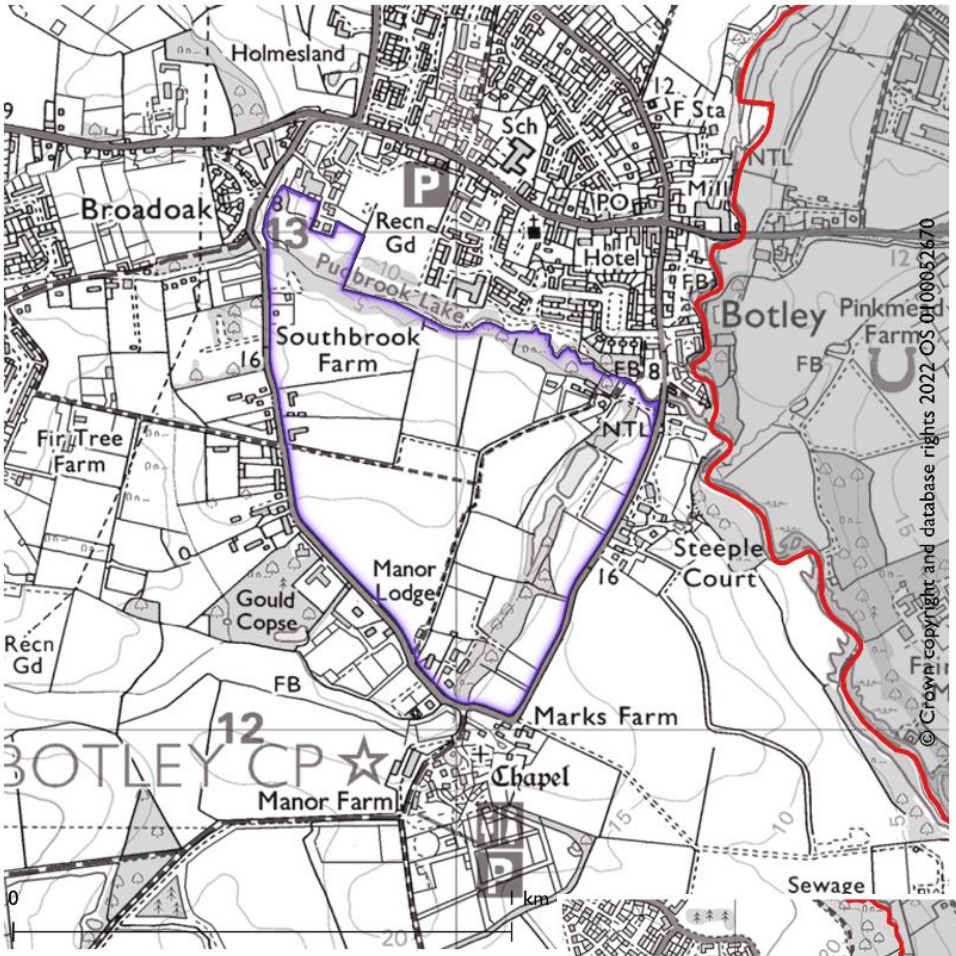
Policy Six: Local Settlement Gaps

a) The areas identified and marked on the proposals map (4a) are:
   i. Between Curdridge, Boorley Green and Botley Village (*map 4b Area 1*)
   ii. Between Hedge End and Botley Village (East of Brook Lane) (*map 4c Area 2*)

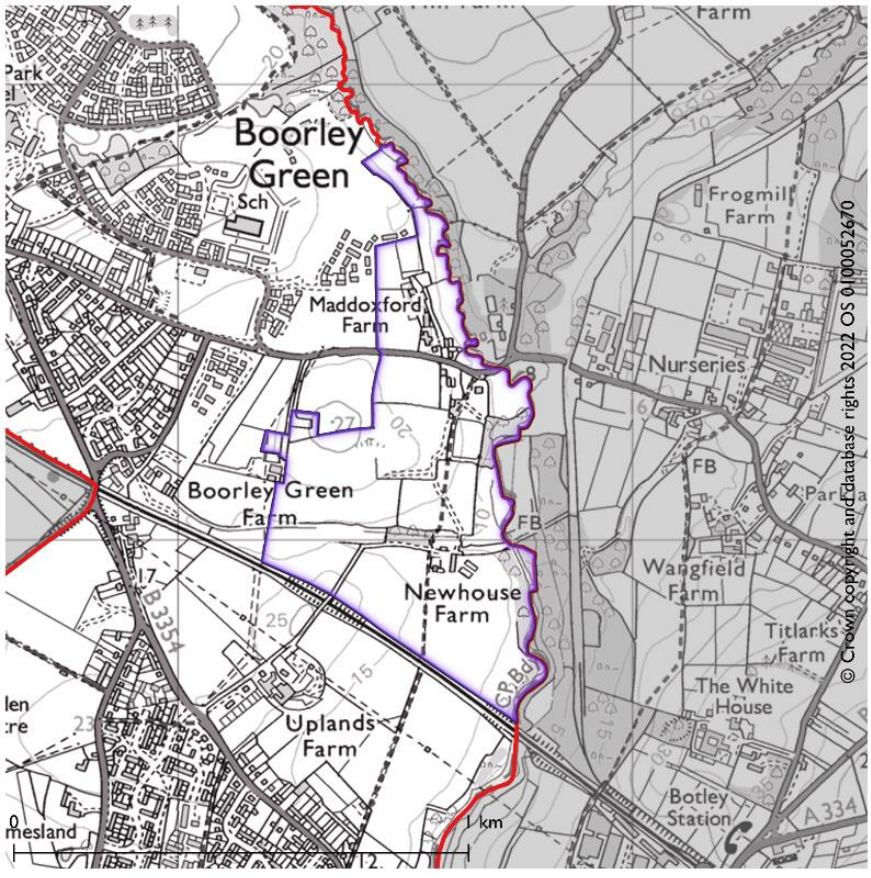
b) Proposals for development within the Local Gap will be acceptable provided:
   i. They do not result in an unacceptable reduction in the openness and break between Botley Village and Boorley Green
   ii. it would not diminish the physical and/or visual separation of Boorley Green, Botley Village or harm Botley Parish landscape setting.
   iii. it would not compromise the integrity of the Local Gap, either individually or cumulatively with other existing or proposed development.
   iv. Where they contribute to the conservation and enhancement of the landscape character



Proposals map 4a: Local settlements gaps



Proposals map 4c:
Local settlements gap
"Between Hedge End and Botley Village (East of Brook Lane)"



Proposals map 4b:
Local settlements gap
"Between Curdridge, Boorley Green and Botley Village"

Evidence for Policy Six

33 The countryside in and around Botley Village plays an important role in defining its character. With the strategic development taking place throughout the village, the community is keen to protect those areas of countryside which maintain the distinct rural identity of Botley Village. Surveys undertaken during the consultation process indicated strong support for maintaining gaps between settlements to achieve this.

34 The Botley Neighbourhood Plan supports sustainable development. The Local Plan allocates over 2,500 houses on strategic sites at Land north and east of Boorley Green and Botley (1,400), land to the north-west of Boorley Green (680), land south of Maddoxford Lane and Crows Nest Lane (30 dwellings), northeast of Winchester Street (375 dwellings), east of Kings Copse Avenue and east of Tanhouse Lane (120 dwellings), North of Myrtle Cottage, Winchester Road (22 dwellings).

35 In addition to this strategic development, the Neighbourhood Plan allocates an additional 40 houses on two sites which is in excess of the need identified through the Local Plan.

36 In light of this significant development in a village which has seen a population increase of 40% since 2011. (5,083 in 2011 to 7,132 in 2021[10]) with significantly more to come as a result of the strategic development proposed through the Local Plan, it is reasonable to take account of the strong community feedback which indicates a desire to maintain some areas of Botley as local gaps to maintain the much-valued rural character and sense of openness which exists in Botley between individual settlements in the Parish.

37 'Gaps' are planning policies used to prevent the physical and visual coalescence of settlements and maintain their separate identity. Also, they provide green open space which supports wildlife, provides corridors between more built up areas and may contain public rights of way.

38 To support the designation of the two proposed local settlement gaps on the areas of open land identified in Policy Six, the evidence in the Eastleigh Local Plan, Eastleigh Borough Settlement Gap Study, Report on Countryside Gaps in South Hampshire (CPRE), and Green Infrastructure Strategy Framework for Gaps (PfSH) have been used.

39 These include an assessment of the visual sensitivity of the landscape and consideration of the way people see it. They are based upon an assessment of:

- The open nature/sense of separation between settlements at risk of coalescence.
- Whether the land to be included within the gap performs an important role in defining the settlement character of the area and separating settlements at risk of coalescence.
- The extent of the gaps - no more land than is necessary to prevent the coalescence of settlements - have been included, having regard to maintaining their physical and visual separation.
- General visibility which considers the level of visibility (or inter-visibility) in an area, based on the nature of the landform and vegetation cover, alongside key views and the contribution the area makes to the visual setting of the area.
- Areas containing wider panoramas across an area of countryside.
- Population, considering the number of people likely to perceive change in the landscape. The purpose of people being within an area has also been considered, as

[10] ONS 2021 census data

the nature of the activity will have a bearing on how visually sensitive the landscape is (e.g., residential and recreational pursuits, such as walking, are considered to be more sensitive than transient views of people travelling through, or where there are views from a workplace).

- Mitigation potential, which considers the likelihood of a change being lessened, without the mitigation measures themselves having an adverse effect (e.g., planting trees to screen any development in a large scale, open landscape could have as great an impact as the development itself).

40 The Adopted Eastleigh Local Plan is clear that maintaining countryside gaps is a key issue within the Borough. A key objective (iv) of the Eastleigh Borough Local Plan is, '*Maintaining the identity of towns and villages,'* which refers to the protection of settlement gaps necessary to maintain the separation of distinct settlements.

41 Para 2.33 of the Local Plan identifies issue G1 as *"**Maintaining the identity of, and separation between settlements**.*
Pressure for development, non-rural uses such as commercial uses and recreation, and poor land management are threatening the character of the countryside and diminishing the gaps between settlements. This is threatening their individual identities. 'Maintaining countryside gaps' was identified as the second most important issue facing the borough in the 'Shaping Your Community' questionnaire (out of 13 issues)."

42 Strategy for new development Para 3.8(e) goes on to state: *"The separate identity of settlements and local communities should be safeguarded by ensuring the retention of undeveloped countryside gaps between them and avoiding decisions which would result in their coalescence;"*

43 "Countryside and Gaps para 4.6 quotes: *"The issues set out in Chapter 2 suggest that the Borough's countryside is under pressure from development and non-agricultural uses, with some areas in need of improved management.."*

44 "Countryside and Gaps para 4.49 continues: "..*The Council considers that designating areas between settlements as countryside gaps to be kept free of urbanising development is the best way of preventing further loss of local identity, and has defined a number of such gaps, ….. having regard to the criteria set out in the PUSH Framework for Gaps."*

45 The land to the north-east of the urban boundary to the Parish boundary with Curdridge, including Maddoxford Farm and Holly Tree Farm (*identified as Area 1 on proposals map 4*), forms a local gap between extensive new developments totalling over 1,800 dwellings in the north-east part of the Parish (Boorley Park: 1,400 dwellings, Land south of Maddoxford Lane and east of Crows Nest Lane: 50 dwellings and on land to the north and east of Winchester Street: 375 dwellings). This local gap is essential to prevent the coalescence of Botley Village with Boorley Green in order to maintain their individual identities.

46 Botley Village and Boorley Green are two distinct settlements with their own individual histories, within Botley Parish. Botley Village is defined in the settlement hierarchy in the adopted Eastleigh Borough Local Plan, as a Level 3 settlement and Boorley Green as a level 4.

47 This gap between Botley and Boorley Green was identified as a needed gap in the then emerging Local Plan (2019) under Policy S7. However, it was revised in the adopted Local Plan 2016-2036.

48 Furthermore, In the Eastleigh Local Plan Settlement Gap Policy Review[11] *(July 2017)* it was recommended that, to counteract any detrimental effects of the proposed Botley Bypass,

> "*A new gap may be required to help protect the identity of the settlement of Botley and Boorley Green north of land east of Uplands Farm between the railway and Maddoxford Lane…….. It would be more effective if it continued into the Winchester District*."

49 The land to the east of Brook Lane extending to the edge of Botley Village (*identified as Area 2 on proposals map 4*) had its previous designation as a Local Gap removed in the adopted Eastleigh Local Plan, however, this land is crucial in maintaining the gap between the settlements of Hedge End and Botley and to prevent further urban sprawl.

50 Policy S7 of the adopted Eastleigh Borough Local Plan, is 'New development in the countryside.' This policy identifies as countryside the area of land to the west of the Neighbourhood Plan proposed Area 2, together with requirements for obtaining planning permission in the areas of countryside in Botley.

51 Policy 6 of this Neighbourhood Plan seeks to extend Eastleigh Borough's countryside gap designation between Hedge End and Botley to include Area 2 and increase the protection of this area to a "local settlement gap". This is in general conformity with the Eastleigh Plan as it is seeking to extend the scope of this designation to ensure this area, which is of significant importance to the community of Botley and retains its rural nature.

52 At an appeal (APP/W1715/W/21/3269897) in August 2022 for an additional 100 houses adjacent to Precosa Road/ Hedge End, the Inspector made use of Local Plan policies S5 and S6 to dismiss the appeal. Further, they queried why the Hedge End to Botley Village Settlement Gap only extended to Brook Lane. In his view, Brook Lane is a ribbon of development that originates in Botley. This extension is the one referred to here as 'Between Hedge End and Botley Village'.

53 The Parish benefits from a range of such open space. Individually and collectively, these areas offer important opportunities for sport and recreation, with associated benefits for the health and social well-being of the resident population and visitors. Furthermore, open space provides important ecological and environmental benefits, including in relation to the character and attractiveness of the area and in maintaining the rural feel of Botley.

[11] Map (F) Eastleigh Local Plan Settlement Gap Policy Review

Development in Botley

INTRODUCTION

a) The aim of the policies in this section is to ensure that development enhances what makes Botley a great place to live, is sensitive to the character of its surroundings and contributes towards meeting the housing needs of all sections of the community.

b) The significant number of large developments (Figure 4) granted planning permission either have already, or are likely to, come forward early in the Neighbourhood Plan period. It is considered that this scale of development is likely to adequately address the requirements of Botley to support growth as a sizeable settlement and to provide adequate capacity for in-coming residents.

c) It will be important that these developments are integrated fully into the local community and any further development should be sustainable and be relatively limited in scale. Therefore, the Neighbourhood Plan Steering Committee, in consultation with the community, has considered it appropriate to identify two small additional sites in the Neighbourhood Plan. This is to anticipate any significant changes in National Planning Policy which may result in the need for Botley to take further development. The Neighbourhood Plan policies require that these only come forward when all existing strategic development commitments are completed, together with the appropriate infrastructure.

d) The allocated sites for additional development are tailored to address the housing needs of each sector of the population and will help meet the housing objectives identified in Policy DM23 in the Eastleigh Borough Local Plan.

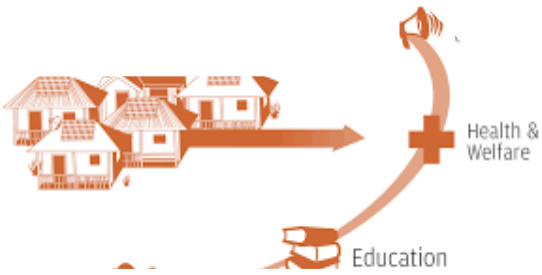
e) Botley's growth over the plan period will be informed by a number of key principles and issues. It should provide for its own changing housing, employment, and service needs, but also the service needs of some of the developments close to the Parish boundary, especially those to the east of the Parish boundary in the Whiteley Meadows development.

FUTURE DEVELOPMENT

As referenced above, the Botley Neighbourhood Plan Area has already received a significant allocation of development through the Local Plan and resultingly, does not expect to be allocated further strategic sites within the plan period. However, it is also recognised that national planning policy is currently under review, including the expectation that future housing targets will be led by Central Government. If this leads to a change in the need for future development in the Borough, Botley Parish reserves the right to be consulted about where development should be sited and the appropriate numbers, type, and mix. To enable this to happen, the Plan identifies the most appropriate sites for future development which meet the priorities agreed upon through the consultation process and the development of the vision and objectives.

These sites are prioritised in Policies Seven and Eight.







Botley is designated in the Eastleigh Borough Local Plan as a Level 3 Settlement. However, in the same table, Boorley Green is designated a Level 4 Settlement. These levels are based on the facilities that already exist in the local community. It is unclear how the criteria used to determine its status have been applied to distinguish between the levels in the case of the new development. Staged development within Botley will be supported, not least as this will help the settlement continue to provide for the services and facilities required by a growing community.

Through the engagement with the local community in preparing the Neighbourhood Plan, the following issues have been identified as being important development principles:

1. *Maintaining social cohesion.*
2. *Ensuring full integration of new developments into the existing community.*
3. *Preserving the Conservation Area as a focus of the village.*
4. *Assisting those with mobility needs, including the elderly, those of limited mobility and parents with young children to access village centre service.*
5. *Promoting the green economy.*
6. *Encouraging recreation and heathy living.*
7. *Protecting the environment.*
8. *Encouraging and enabling walking and cycling to the schools and services in the village, so reducing the impact of vehicle traffic throughout the Parish and helping to lower air and noise pollution levels.*
9. *Delivering local priorities in terms of community infrastructure.*
10. *Preserving and expanding, as appropriate, the range of education services available to the growing population.*
11. *Improving the current inadequate local provision of healthcare.*
12. *Ensuring a full range of housing types and tenures to address needs can be provided.*
13. *Ensuring that surface water and wastewater drainage issues are addressed in new developments and are managed appropriately.*
14. *Ensuring that safety and access to strategic high and intermediate-pressure pipelines are not compromised in any developments, including those allowed by Permitted Development Rights.*

The general approach in the Botley Neighbourhood Plan is that growth will be focused within the settlement boundary on small scale infill sites and on new site allocations within the Eastleigh Local Plan. Growth must occur only at a rate that allows proper development of the required infrastructure and full integration of the new residents into the local community. Developments that provide new or enhanced community benefits will be favoured. The area outside the settlement boundary, and these allocations, are defined as 'countryside', where development proposals must be for appropriate countryside activities.



POLICY SEVEN

SITE ONE – WOODHILL SCHOOL NORTH

Objective 11:
Allocating sites for future small-scale residential development which will not place unacceptable strain on existing infrastructure.

Objective 12:
Ensuring any new development does not have an unacceptable impact on its environment and is implemented alongside identified infrastructure needs.

Objective 13:
Ensuring that housing on allocated sites provides an integrated mix of open market housing and affordable housing.

Objective 23:
Using developer contribution to decrease village centre traffic congestion and pollution by provision of additional parking space at the Botley Centre.

Policy Seven: SLAA-3-20-C Northern parcel Woodhill School (*identified on proposals map 5*)

a) Proposals for development on this site will be supported subject to the following criteria:
   i. the infrastructure being in place to support it (with reference, in particular, to Policy Ten of this Plan).
   ii. an evidence-based Housing Needs Assessment demonstrating need for development of this site, over and above the strategic development identified in the Eastleigh Borough Local Plan for the Parish.
   iii. no more than 20 dwellings should be developed on this site, unless compelling and credible evidence is presented to support a higher level of development.
   iv. the development meets the housing mix provisions specified in policy 14 and the site-specific conditions listed below.
   v. Taking into account the requirements for affordable housing set out in Local Plan Policy DM30, where possible and feasible, delivery of 40% affordable housing on site for end users who satisfy the local connection criteria listed at 172, should be provided, unless there is compelling evidence to demonstrate why this would not be viable.

b) Supporting evidence demonstrating how site constraints (such as flood risk, biodiversity etc) will be addressed, needs to be included with applications. Development on this site is subject to flood risk sequential testing and if approved, proposals for a strategic flood risk assessment will be required to demonstrate how the site will be safe for the lifetime of the proposed development.

c) This site is required to deliver an overflow car park for the Botley Community Centre as shown on proposals map 7. This is in keeping with Policy Thirteen of this Plan.

d) Access to this site and therefore the car park will be based on safety audits and will be in one of two places either:
   - the current entrance to Woodhill School from Brook Lane as shown on proposals map 5/6, or
   - directly into the current carpark from the High Street as shown on proposals map 5/6.

e) Proposals are required to identify how the Grade II listed parts of the site will be incorporated into new development.

f) A proposal for providing flats in the Grade II listed school building will be supported pursuant to historic buildings guidance.

POLICY EIGHT

SITE TWO WOODHILL SCHOOL SOUTH

Objective 11:
Allocating sites for future small-scale residential development which will not place unacceptable strain on existing infrastructure.

Objective 12:
Ensuring any new development does not have an unacceptable impact on its environment and is implemented alongside identified infrastructure needs.

Objective 13:
Ensuring that housing on allocated sites provides an integrated mix of open market housing and affordable housing.

Policy Eight: SLAA-3-21-C Southern parcel Woodhill School
(identified on proposals map 6)

a) Proposals for development on this site will be supported subject to the following criteria:
   i. the infrastructure being in place to support it (with reference, in particular, to Policy Ten of this Plan).
   ii. an evidence-based Housing Needs Assessment demonstrating need for development of this site, over and above the strategic development identified in the Eastleigh Borough Local Plan for the Parish.
   iii. no more than 20 dwellings should be developed on this site, unless compelling and credible evidence is presented to support a higher level of development.
   iv. the development meets the housing mix provisions specified in policy 14 and the site-specific conditions listed below.
   v. Taking into account the requirements for affordable housing set out in Local Plan Policy DM30, where possible and feasible, delivery of 40% affordable housing on site for end users who satisfy the local connection criteria listed at 172, should be provided, unless there is compelling evidence to demonstrate why this would not be viable.

b) Supporting evidence demonstrating how site constraints (such as flood risk, biodiversity etc) will be addressed, needs to be included with applications. Development on this site is subject to flood risk sequential testing and if approved, proposals for a strategic flood risk assessment will be required to demonstrate how the site will be safe for the lifetime of the proposed development.

c) Access to this site will be via a new entrance from Brook Lane as shown on proposals map 6.

d) Proposals are required to identify how safe pedestrian access will be provided linking Botley Bridleway 17 to the Pudbrook Green Route via the southern end of the site.

Evidence for Policies Seven and Eight:

54 Extensive work has taken place to identify additional possible sites for development in Botley, and policies 7 and 8 are the result of a detailed assessment of the most suitable sites for the needs and aspirations of the parish.

Site Selection Criteria used:

- **Availability** – is the site is available for development.
- **Suitability** – if, when assessed against policy restrictions (such as designations, protected areas, existing planning policy), physical problems (such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution, or contamination), potential impacts (including effect upon landscape features and conservation) and environmental conditions (which would be experienced by prospective residents), it is a suitable location for development.
- **Achievability** - if there is a reasonable prospect that housing will be developed on the site, in respect of a judgement about its economic viability.

These assessments and the rationale for the sites included in the plan are available as Appendix 5.

55 Botley Neighbourhood Plan Area has already received a substantial allocation of development, both delivered and planned through the Local Plan. This has placed considerable strain on the already stretched infrastructure. As a result of this infrastructure overload, Botley does not expect to be allocated further strategic sites within the plan period.

56 There are significant constraints in the fabric of Botley Village, and major growth above the level proposed in the adopted Eastleigh Borough Local Plan 2016-2036 would be likely to result in significant harmful effects on the important historic fabric of the village centre.

57 The community has strong concerns about the remaining capacity of a number of essential services and facilities, which are being put under severe pressure with the current level of development. Many of these facilities: sewage treatment, education and health are shared with neighbouring villages, and it is not possible to accurately define the remaining capacity without knowing the full level of growth likely to take place around Botley.

58 These two smaller sites are allocated over and above the strategic allocation to be delivered as part of the Local Plan. In these cases, there will be a balance to be struck between achieving sustainable development and appropriate densities on the one hand with a series of other matters including the importance of achieving high quality design in general and safeguarding the heritage assets of the old school building on the other hand.

59 The site at Woodhill School includes a Grade 2 listed building which is a site constraint, however it is suitable for apartments and proposals for achieving this in a sympathetic way will be supported.

60 For this reason, a density of 20 dwellings on each site has been identified as being appropriate both for the site and to achieve the vision and objectives of this plan for small development with smaller housing, providing the opportunity for more affordable market homes for starter homes or downsizing, as well as affordable housing for rent, or shared ownership.

61 As these two sites in policy 7 and 8 are allocated through the Neighbourhood Plan over and above the strategic allocation of the Local Plan, a total of 40 additional homes plus what would be achieved through conversion of the Grade 2 Listed building, is considered to be a

reasonable number to be delivered through site allocation, given the constraints of the site and the need to deliver an overflow car park on the Northern end of Woodhill School North allocation.

62 Woodhill School North site has a net area of approx. 1ha, and the Eastleigh Borough SLAA[12] recommends a density of 30ph however, it also states *'the site may be suitable for relatively low-density development'*. As this site is to include the new overflow car park identified in Policy 7, and with a significant amount of the area being constrained within Flood Plain 3 / 2, an allocation of 20 dwellings is considered to be appropriate and proportionate to the remainder of the available site. It meets the needs of sustainable development and is in conformity with strategic policies of the Eastleigh Borough Local Plan.

63 The Southern site, allocated through Policy 8 of this Neighbourhood Plan has a net site area of 1.4 ha with a recommended density of 30 dph.

64 The SLAA recommends that the mature trees forming the boundaries to this site are kept, in order to provide a buffer to the Pudbrook Lake stream and to ensure Wildern PBL remains accessible to wildlife. This will restrict the area available for development.

65 In addition, the site is within a sensitive location within the landscape and provides a setting to the river and its extensive biodiversity and ecology. The SLAA identifies the north-eastern part of the site as suitable for development and it is therefore again appropriate to limit the number of dwellings on this site to 20 to accommodate the constraints of existing Flood risk zones, the sensitivity of the location, the need for a buffer between Pudbrook Lake and the site as well as the need to keep additional traffic to a minimum.

66 The Affordable Housing Market Assessment[13] identified an overall affordable housing need of 626, "*a net need from 626 households (959 less 333 = 626) who currently need affordable housing and do not currently occupy affordable housing in Eastleigh borough (although a higher number of new homes may be needed to resolve all of the identified overcrowding).*"

67 Policy DM28, (*bullet point "e"*) "Delivering Affordable Housing", of the Eastleigh Borough Local Plan states that the Council will support acceptable schemes where developers choose to offer more affordable housing than is required, where this is accordance with other policies in the Local Plan. Policies 7 and 8 of this Neighbourhood Plan require a 40% affordable housing delivery, which is 5% above the 35% required by the Local Plan Policy but in general conformity with the strategic policy as demonstrated above.

68 Strategic Policy S2 identifies the number of affordable homes expected throughout the Local Plan Period (2016 – 2036)

(a) "*The Council will promote delivery of 14,580 new dwellings….*

iv. They will support provision of an average of 200 (net) new affordable homes per annum."

This equates to 27% affordable homes which is well below the Local Plan target figure of 35%. As this shortfall still needs to be met, the two allocated sites provide an ideal opportunity for this to be addressed on sites which are highly suitable for a range of affordable homes interspersed with market housing.

[12] HOU010d SLAA Botley site assessment (2016)

[13] Eastleigh Borough Council Affordable Housing Market Assessment Update (2020) Para 2.4

69 The 2011 ONS Census quotes Botley as having 2,199 households. This is set to more than double with the addition of over 2,800 dwellings either completed or in the planning pipeline (Figure 4*)*. This is a significant increase in a small village with just over 5,000 residents (2011 Census data).

70 AECOM Housing Needs Assessment (Appendix 4) undertaken in 2019 identified that Botley has a high level of home ownership with a lower proportion of rental tenures. Property ownership in Botley is characterised by larger properties and a lower proportion of smaller sized 'entry-level homes' (dwellings of 1-3 rooms) compared to Eastleigh.

71 House prices experienced a strong rise in Botley between 2019 and 2022. The median house price in Botley is £367,654 (*Home.co.uk March 2023*) which is outside the affordability of a high percentage of would-be purchasers.

72 The AECOM HNA report also identifies that household affordability is an issue in the Neighbourhood Plan Area. The income required to buy an average market-priced home in Botley is insufficient for those on median household incomes £32,300[14].

73 The inability of those on median incomes to afford entry-level properties suggests that those on lower quartile incomes will face an even greater struggle to find accommodation. Therefore, affordable and social rent tenures may be more suitable to support those residents on lower quartile incomes.

74 Q55 of the community consultation survey 2016 directly asked residents whether they would support the provision of affordable homes for those with a local connection.

Yes	Neutral	No
174 (69.3%)	52 (20.7%)	25 (10.0%)

75 The Strategic Environmental Assessment (SEA) (Appendix 6) considers that both Policy Seven and Eight will contribute positively to the Sustainability Appraisal Objectives (SAO), particularly relating to the provision of 40% affordable housing and the provision of green space through a low density, smaller development:

- SAO 1: Provide sufficient housing to meet identified local needs including affordability and special needs.
- SAO 5: Protect and conserve natural resources.

76 The SEA also identifies that a smaller development which will allow for the provision of additional community space will counteract any negative effects the development may have on biodiversity and green infrastructure.

77 In addition, the SEA identifies the positive impact on SAO 4 (reducing road traffic and congestion), which will be achieved through the allocation of an overflow car park on the North Woodhill site.

78 It is also recognised that national planning policy is currently under review, including the expectation that future housing targets will be led by Central Government. If this leads to a change in the need for future development in the Borough, Botley Parish reserves the right

[14] ONS Average Household Income, UK: financial year ending 2022

to be consulted about where any additional development should be sited and the appropriate numbers, type and mix.

79 The Neighbourhood Plan Steering Committee assessed all the SLAA sites identified in the Eastleigh Borough Council Strategic Land Availability Assessment against the criteria identified through this process, to determine the most suitable sites to allocate for this prioritised future development. This is attached as Appendix 5.

80 As a result of further housing development delivered as part of the Eastleigh Borough Local Plan and Botley Neighbourhood Plan, additional healthcare facilities, community and sports facilities and infrastructure are required to meet the resulting increase in population.

81 Policies Seven and Eight demonstrate a positive approach to growth along with the flexibility for small-scale windfall development within the built-up-area boundary, whilst recognising that development must not compromise the ability of the local infrastructure to support this.

Figure 12: Woodhill School



Proposals map 5
Woodhill School northern parcel







Proposals map 7
Proposed new car park, Woodhill School North



Proposals map 6
Woodhill School southern parcel





POLICY NINE

SITE BO3

Objective 11:
Allocating sites for future small-scale residential development which will not place unacceptable strain on existing infrastructure.

Objective 12:
Ensuring any new development does not have an unacceptable impact on its environment and is implemented alongside identified infrastructure needs.

Objective 13:
Ensuring that housing on allocated sites provides an integrated mix of open market housing and affordable housing.

Policy Nine: Site BO3 (Strategic Allocation) *proposals map 8*

a) This site is expected to deliver a mix of housing to meet the requirements of Policy Fourteen of this Neighbourhood Plan and in general conformity with Policy BO3, *Land east of Kings Copse Avenue and east of Tanhouse Lane* of the Eastleigh Borough Local Plan which allocates this site for development.
b) This site is required to deliver 40% affordable housing on site in line with Policy Fourteen of this Neighbourhood Plan unless there is convincing and compelling evidence to demonstrate why this is not viable.
c) The Master Plan for development of this site is required to include proposals for how inclusion of a cemetery on this site can be incorporated.
d) The Master Plan for development of this site is required to include proposals for how inclusion of either allotments or additional community space (following hydrological surveys) could be incorporated.
e) The Master Plan is required to demonstrate how the biodiversity of the site, in particular, the European Otters, Bechstein Bats and migrating Honey Buzzards will be protected.
f) The Master Plan is required to demonstrate how proposals meet the requirements of other policies in the Neighbourhood Plan in relation to infrastructure (Policy Four), flood mitigation (Policy Eleven) and strategic high and intermediate pressure pipelines (Policy Twelve).

Evidence for Policy Nine:

82 Site BO3 is allocated for 120 dwellings in the adopted Eastleigh Borough Local Plan 2016-2036 (adopted April 2022).

83 The Eastleigh Borough Council SLAA 2016[12] identifies this site as greenfield land, part of which is located within the Manor Farm Country Park with a portion of the site falling within the Tanhouse Meadow SINC.

84 The Eastleigh Borough Local Plan 2001-2011 identifies this site as countryside.

85 This site also has several overhead power lines, as well as strategic high and intermediate pressure gas and oil pipelines running across the eastern edge of the site and the northern edge of the site is in flood zones 2/3.

86 In the examined Local Plan 2019, this site formed part of the settlement gap between Hedge End and Botley.

87 It is a Site of Importance for Nature Conservation and is within a Zone of Influence. The site lies within the Solent Mitigation Zone. The Habitats Regulation Assessment, prepared on behalf of Eastleigh Borough Council to support the Local Plan, identifies this site as having European Otters (a species protected under the Wildlife and Countryside Act 1981). In addition, local intelligence has identified that there are both Bechstein Bats in and around this site, although not within any of the UK Special Areas of Conservation for bats, where protection is afforded under the Wildlife and Countryside Act. Migratory Honey Buzzards

have also been observed and further investigation of this is required before any decision on this site's suitability for further development is finalised.

88 As identified above there is significant strategic development proposed for Botley in the adopted Eastleigh Borough Local Plan.

89 Although the level of strategic development is significantly high, Botley's community has embraced it and wishes to influence how this happens, to ensure it delivers what the community has identified for its vision and objectives.

90 The Eastleigh Local Plan was examined in 2019 and the Botley Parish Council submitted their representations to the Inspector at a hearing for the Eastleigh Borough Local Plan on 29th January 2020.

91 The Main Modifications (ED99) dated 19 October 2020 increased capacity on this site from 70 to 120 dwellings and are amending the area of the site to accommodate this increase.

92 To facilitate this, Eastleigh Borough Council has altered the policy criterion to support a higher density development.

93 Community engagement has identified that the community would prefer this site to have remained at the lower level of 70 dwellings to enable the remainder of the site to have community uses. However, it is also recognised that the Neighbourhood Plan is limited in how it can address this issue and that the increase in dwelling numbers was found sound at examination.

94 Therefore within the limitations of the Neighbourhood Plan process, the opportunity is being taken to include a site-specific policy concerning site BO3.

95 This Neighbourhood Plan allocates two additional sites to those proposed within the Local Plan which will deliver an additional 40 dwellings.

96 Site BO3 is considered totally inappropriate for development and the residents of Botley wish it to be understood the objections to this site coming forward will continue outside of the Neighbourhood Plan.

97 Therefore within the limitations of the Neighbourhood Plan the opportunity is being taken to include a site-specific policy.

98 Allocating a cemetery on this site allows appropriate land to be allocated and reserved therefore preventing development on other less suitable sites.

99 The requirement for the inclusion of community space will enhance the character of the area and will also have a positive impact on the well-being of the residents, by creating opportunities for people to participate in recreational activities which, in itself, promotes healthier lifestyles.

100 Including this community space with an emphasis on biodiversity and wildlife will also enhance the character of the area and help to reduce any negative impacts this development may have on the local environment and on protected species and habitats.

101 Requiring delivery of 40% affordable housing on site will significantly contribute to addressing the objectively assessed housing need identified in the AECOM HNA (2019).

102 Where an applicant indicates that they are unable to provide the full affordable housing requirement on viability grounds, they will need to submit a detailed financial appraisal of the proposed development.

103 Any applicant who is not prepared to submit a Development Appraisal for verification via an open book approach will nullify any rationale for lowering the percentage of affordable housing. The presumption will be that without verifiable evidence relating to site specific

economics, there is no justification for reducing the S.106 requirements and the scheme will be considered viable and will meet all required planning obligations.

104 The HNA identified a need for smaller housing to meet the needs of both first-time buyers, as well as those looking to downsize. By requiring this site to deliver the mix of housing identified in Policy Fourteen, it will go a long way to meeting this identified need.







Proposals map 8
Site BO3 *Land east of Kings Copse Avenue and east of Tanhouse Lane*

POLICY TEN

UTILITIES PROVISION

Objective 12:
Ensuring any new development does not have an unacceptable impact on its environment and is implemented alongside identified infrastructure needs.

Objective 14:
Ensuring an appropriate infrastructure is in place to deal with surface water and sewerage within any new development.

Policy Ten: Utilities provision

a) Development proposals are expected to demonstrate with evidence and use of effective modern solutions that they will not worsen the existing drainage situation and electricity networks.
b) For surface water drainage, this means demonstrating and providing evidence that all reasonable and sustainable options have been considered.
c) For the foul sewerage network, this means demonstrating and providing evidence that capacity is currently available or can be made available in time to serve the development in accordance with Planning Practice Guidance.
d) For the electricity network, this means demonstrating and providing evidence that connection to the network represents a sustainable long-term solution to serve the development without materially increasing the likelihood of power outages in Botley Parish.
e) New and improved utility infrastructure for water supply, surface water drainage and wastewater which meets the identified needs of the community is encouraged and will be supported.
f) Proposals for new development will be required to demonstrate how the infrastructure plans are adequate for the number of proposed dwellings. This requires the relevant water supply, wastewater treatment and electricity distribution and transmission network providers to be consulted in instances where new dwellings or new non-residential buildings are proposed for major development (i.e., 10 or more dwellings / at least 1,000m^2 of floorspace).

Evidence for Policy Ten:

105 In addition to the substantial strategic development in the parish, there is an additional 6,533 dwellings outside the plan area, but close to the Botley Parish boundary planned in the Hedge End, Curdridge, Durley and Horton Heath and Fair Oak Parishes.

106 Botley already has infrastructure and services that are under strain, including utility provision, transport, local healthcare and education. This scale of new development, both in the Plan area and surrounding Parishes, will put considerable pressure on already stretched local infrastructure. Policy Ten will ensure that development proposals will not worsen the existing drainage situation and will contribute to a reduction of pollution while enabling the sustainable management of waste.

107 Creating sustainable management systems for dealing with surface water drainage will help to mitigate the impact of flooding as well as maintain better water quality.

108 As a result of the planned further housing development delivered as part of the Eastleigh Borough Local Plan, additional infrastructure is likely to be needed for meeting the resulting increase and pressure on existing infrastructure.

109 The provision of supporting infrastructure is vital in achieving sustainable growth. Infrastructure covers a very broad range of considerations. At its most basic, infrastructure refers to utilities and communications, infrastructure e.g., water, sewerage, drainage, gas, electricity, mobile phone and broadband. Infrastructure also comprises community infrastructure, including but not limited to matters such as health, education, play areas, green open spaces and leisure facilities. This section addresses these issues as well. With such a significant amount of development proposed, it is vital the appropriate infrastructure is either in place or planned for, to ensure inappropriate strain is not put on existing services which are already stretched.

110 Whilst utilities are fundamental services that must be provided to support new development, they must be planned efficiently. This is relevant for all utilities, including but not limited to drainage, water supply, electricity, gas and telecommunications. Botley already has significant issues relating to drainage:

- Low fresh water supply pressure around Winchester Street.
- Surface water for flooding, foul water for sewage and sewerage overload causing venting into the River Hamble connected to flooding.

111 Many of the more established areas of Botley have only foul water sewers. Much of the flow in these is surface water run-off. This is not desirable and any proposed discharge of surface water to them must be agreed upon with the sewerage undertaker before finalising the drainage strategies. Developers should liaise with Southern Water as early as possible to identify and agree on the point of connection, off-site improvements, funding arrangements and practical timetables, before the first new property is occupied.

112 Policy DM9 of the Eastleigh Local Plan[15] requires developers to contribute to the costs of new off-site provisions where the existing utilities infrastructure is not adequate.

[15] *Eastleigh Borough Local Plan 2016 – 2036 Policy DM9 Public Utilities and Communications*

113 The Eastleigh Borough Council Infrastructure Delivery Plan[16] identifies infrastructure costs associated with specific developments and related to wastewater flood risk management and electricity, that are to be borne by the developer.

114 The Neighbourhood Plan wishes to build on this by requiring developers to demonstrate how this will be undertaken and to what extent, in order to ensure the proposals are adequate for the additional houses being built.

115 Policy Ten complies with EBC Local Plan Policies DM6 (*sustainable surface water management and watercourse management*) and DM10 (*Water and wastewater*).

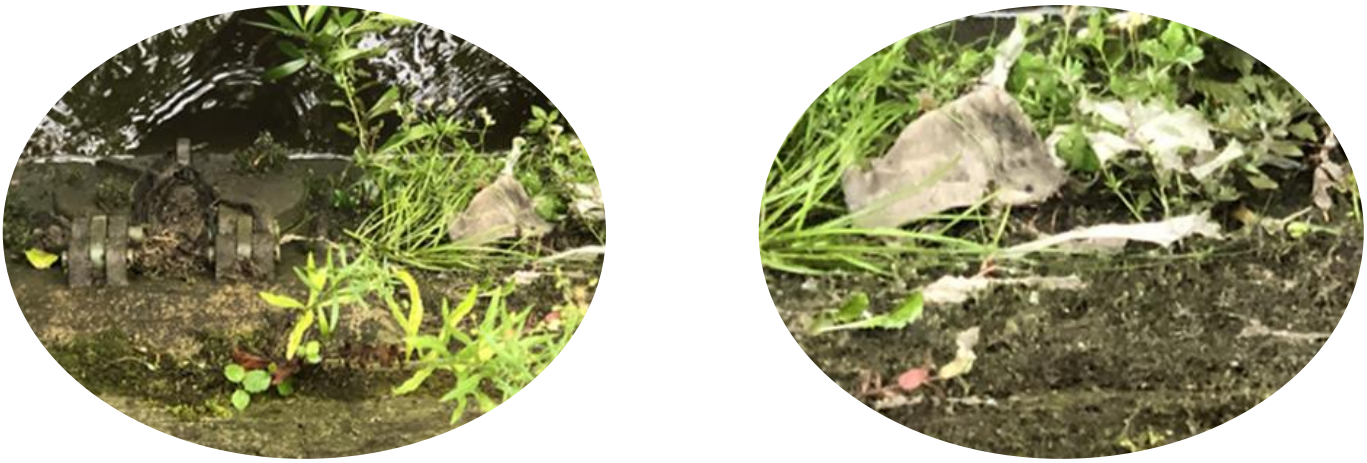
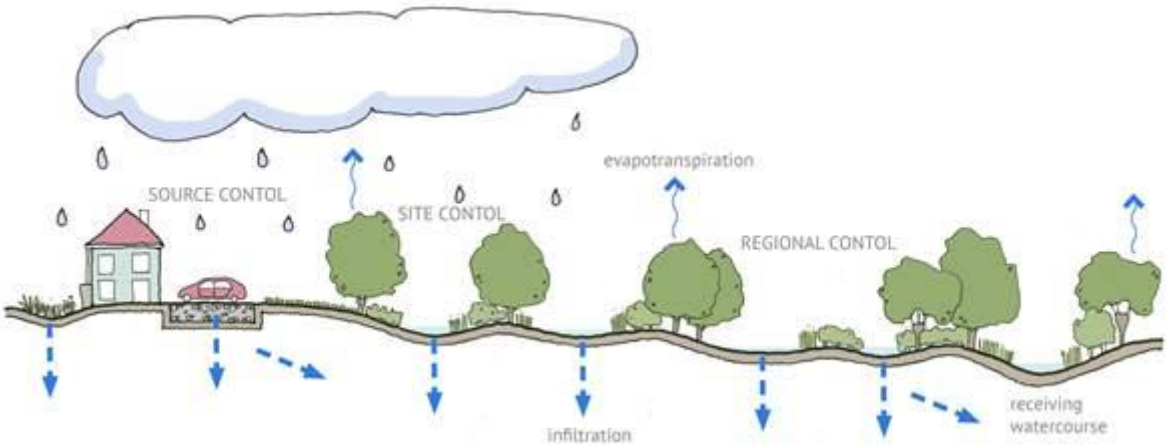


Figure 13: Sewerage escape into the river Hamble close to Mill Hill.



[16] *Eastleigh Borough Council Infrastructure Delivery Plan updated October 2018 (para 6.54 p 28 and 6.63 p 29)*

POLICY ELEVEN

FLOOD MITIGATION AND WATER QUALITY

Objective 12:
Ensuring any new development does not have an unacceptable impact on its environment and is implemented alongside identified infrastructure needs.

Objective 14:
Ensuring an appropriate infrastructure is in place to deal with surface water and sewerage within any new development.

Policy Eleven: Flood mitigation and water quality

a) New development, excluding extensions to dwellings and changes of use, will only be permitted if it incorporates Sustainable Drainage Systems (SuDS). Wherever feasible, naturalised filtration should be included within the treatment train, as set out in Policy DM6 of the Eastleigh Borough Local Plan.

b) When selecting the means of surface water disposal, priority must be given to the use of SuDS.

c) New development proposals will be required to incorporate SuDS as part of the design of new housing and commercial development and indicate how such schemes will be managed and maintained.

d) New development proposals will be required to provide appropriate design statements showing the method of discharge of surface water flows.

e) Flood risk from surface water flows should be managed using SuDS and the method of discharge should be as high up the following hierarchy of drainage options as is possible, particularly where other options have been proved not to be viable:
   - infiltration into the ground
   - drainage to a surface water body
   - drainage to a surface water sewer
   - highway drain
   - another drainage system.

f) Development is expected to take opportunities to reduce flood risk and create betterment.

g) Geo-technical investigations are advised prior to developing a drainage strategy and if any uncertainty exists, adequate space for attenuation and storage systems to restrict the rate of surface water run-off must be provided.

h) Surface water will not be permitted to drain to foul or combined sewer network in order to mitigate the risk of pollution from foul flooding.



Nursesland on High St



Pudbrook



Pudbrook



Botley Mills

Evidence for Policy Eleven:

116 The Eastleigh Borough Local Plan Policy DM3 identifies the need for development to be designed to adapt to climate change which incorporates the use of integrated Sustainable Drainage Systems (SuDS) strategies. Also, the Local Plan recognises that as a quality-of-life issue, in some areas improvements to surface water drainage are required to prevent flash floods.

117 Para 159 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Also, it gives priority to the use of SuDS addressing its causes and potential impacts, including flooding.

118 Botley Parish has several small areas which are within a high flood risk area, largely concentrated in the areas around the rivers where excess surface water run-off, combined with a high-water table during the winter, leads to flooding. Therefore, it is very important to reduce the amount of water entering the sewers that take rainwater as well as sewerage.

119 All new development within the Plan area must consider the impact of surface water drainage. This is to ensure that new development is as safe from flooding as it can be and that it does not increase flood risk to other areas.

120 SuDS are an approach to managing rainwater falling on roofs and other surfaces through a sequence of actions. The key objectives are to manage the flow rate and volume of surface run-off to reduce the risk of flooding and water pollution. Also, these systems reduce pressure on the sewerage network and can improve biodiversity and local amenity.

121 In some areas of Botley, suitable strata will not be found at a suitable depth due to the clay overburden or nature of the underlying strata. In the lower areas, the water table may mean infiltration systems are unacceptable or there may be groundwater protection restrictions. Therefore, Policy Eleven requires site investigations before developing a drainage strategy, with the need to provide adequate space for attenuation and storage systems to restrict the rate of surface water, should there be any uncertainty.

122 Local knowledge identifies certain areas in the Parish where ground water drainage is poor and with any significant rain, there is excess surface water and water-logged ground. Areas known to be prone to this are:

- Broad Oak, around the area where the road crosses the Pudbrook watercourse.
- Parts of the High Street Recreation Ground, extending down to Nursesland.
- Along the lower part of Pudbrook down to, and including, Botley Parish Quay.
- Along the upper River Hamble at the Botley Mills.
- Areas to the east of Winchester Road, on the proposed site for the Boorley Gardens development.
- The Boorley Park Sports Fields.
- Along the eastern end of Maddoxford Lane to the Parish boundary at Ford Lake Bridge.
- Around the Little Hatts Recreation Ground and to the north, across the proposed site for development to the east of Sovereign Drive and Precosa Road.

123 The requirements set out above apply to any proposals for new housing, though are not applied to applications for householder development. New and improved utility infrastructure for surface water drainage and foul water will be encouraged and supported to meet the identified needs of the community.

124 Policy Eleven aims to alleviate any increase in these instances of localised flooding through inappropriate development or development which does not incorporate the appropriate flood alleviation measures and complies with EBC Local Plan Policies DM5 (Managing flood risk) DM6 (Sustainable surface water management and watercourse management) and DM10 (Water and Waste Water).

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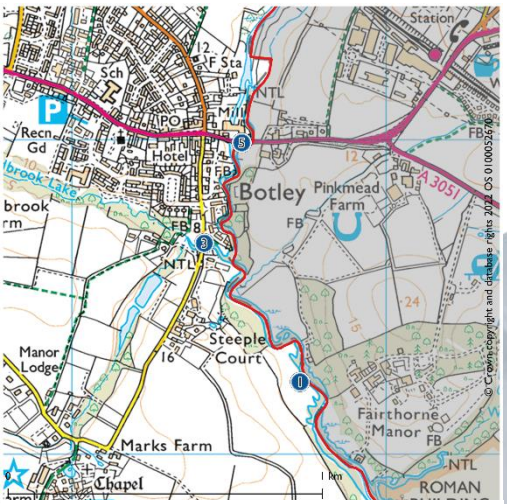


Figure 14a

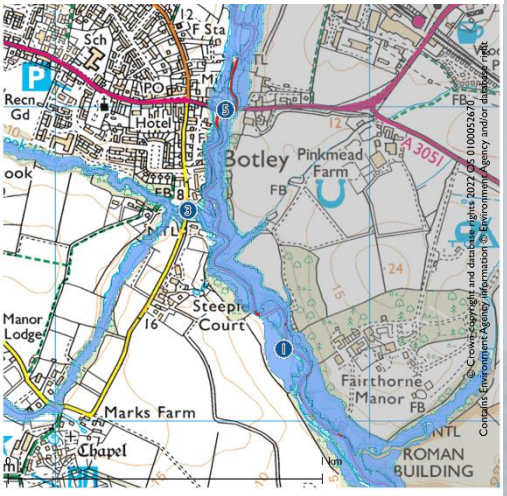


Figure 14b

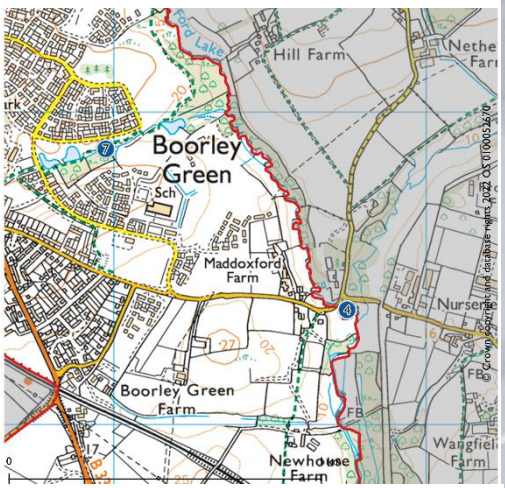


Figure 15a



Figure 15b

Key to images

LOCAL FLOODING

Photographic evidence:

1 River Hamble Botley Mills
2 Pudbrook
3 Botley Parish Quay
4 Maddoxford Lane
5 Botley Mills
6 Bark Store Parish Quay
7 Boorley Park Sportsfield

Figs 14 – 15
Maps showing areas of localised flooding

POLICY TWELVE

STRATEGIC HIGH AND INTERMEDIATE PRESSURE PIPELINES

Objective 16:
Ensuring new developments and housing extensions, out-buildings garages and conservatories, including those under Permitted Development Rights, are consistent with the requirements of the strategic high and intermediate pressure pipelines and underground high voltage electric cables passing through the Parish.

Policy Twelve: Strategic high and intermediate pressure pipelines and high voltage electric cables

a) All development proposals are required to comply with the existing safety requirements in relation to consultation distances around major accident hazard pipelines and refer to the guidance from the appropriate operator.
b) The Health and Safety Executive (HSE) Planning Advice web app should be used to identify if a proposed site lies within the consultation distance of any of these strategic pipelines or cables.

Evidence for Policy Twelve

125 Running beneath the ground are several strategic high and intermediate pressure oil and gas pipelines of national importance, operated by ESSO and Southern Gas Networks.

126 Eastleigh Borough Council in its Local Plan para 2.38 acknowledges the Borough is crisscrossed by substantial petroleum and gas pipelines sewers and water supply pipelines and large electricity lines.

127 Prior to build, applicants will need to seek clear guidance relating to consultation distances around major accident hazard pipelines and cables.

128 Policy Twelve more fully identifies considerations for dealing with this issue of these pipelines and cables in relation to the Plan area by ensuring that **ALL** new development is required to consider the issue and consult with the HSE on development proposals located within the recommended safe distances to eliminate risk.

129 The Local Planning authority is notified of the controlled distance and is required to consult the HSE, should an application come forward within the range of said controlled distance.

130 In the past, some smaller applications, including windfalls and developments under Permitted Development Rights, have failed to adhere strictly to the advice of the HSE, resulting in the siting of new homes and extensions within the controlled distance.

131 A report by Linewatch in 2018 recorded a 5% increase in the number of infringements reported about high-pressure pipelines. This increase is attributed to landowner and developer action through localised activity, such as fencing.

132 As the number of infringements involving the Highways Authorities and water utilities is decreasing, Policy Twelve seeks to ensure that the number of infringements within the Plan area is reduced to zero by placing a duty on any proposal to identify the controlled distance and the appropriate advice received from the HSE.

133 As Eastleigh Borough Council does not have, as part of their Local Plan, any policy or guidance to assist local Parish Councils in determining the appropriateness of any planning application, Policy Twelve aims to protect these strategic pipelines of national importance builds on the Botley Parish Pipelines Guidance document.

134 Policy Twelve should ensure that residents living close to these strategic pipelines are aware of the mandatory practices for safe working close to pipelines with any development proposals that may be brought forward.

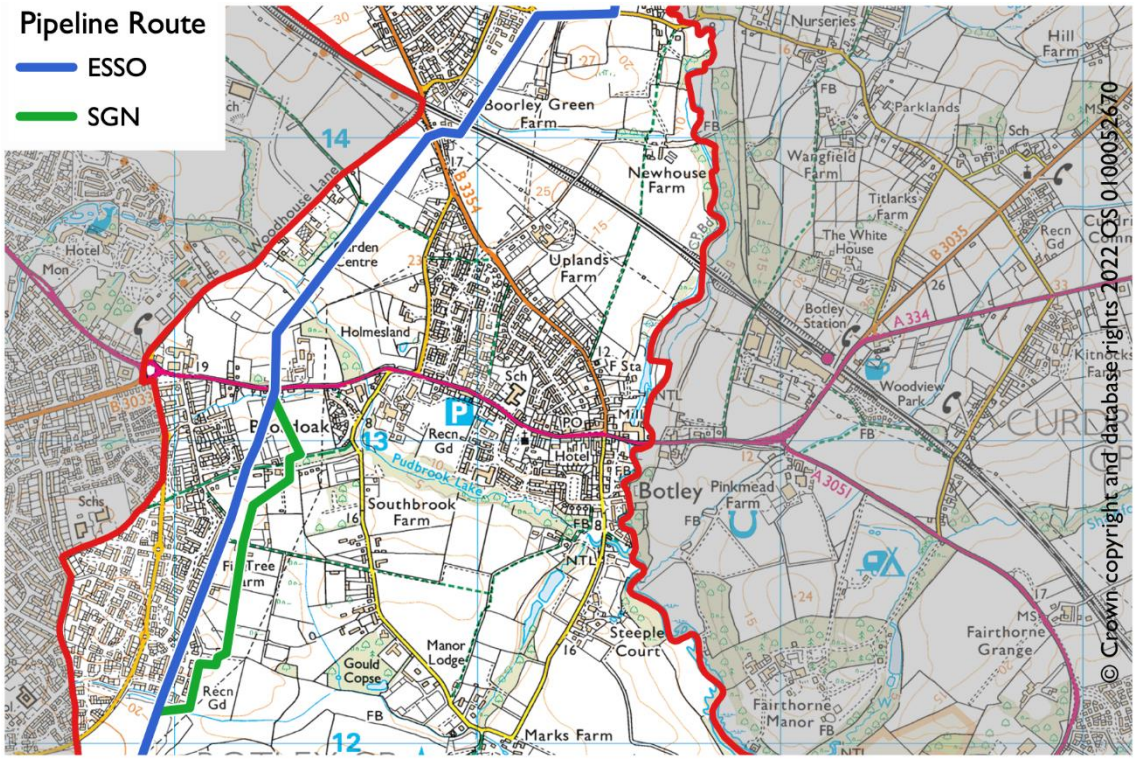


Figure 18: Pipeline routes

POLICY THIRTEEN

PARKING STANDARDS FOR NEW RESIDENTIAL DEVELOPMENTS

Objective18:
Ensuring all dwellings in new developments have direct access to electric vehicle charging points.

Objective 20:
Ensuring off road parking is available in all residential developments.

Policy Thirteen: Parking standards for new residential developments

a) Designated off-street parking.
New residential development within the Plan area will provide an adequate level of off-street parking for residents. The following minimum standards will apply:
   - 1-bed dwelling: 1 off-road car parking space
   - 2-bed dwelling: 2 off-road car parking spaces
   - 3-bed dwelling: 2 off-road car parking spaces
   - 4-bed dwelling: 3 off-road car parking spaces
   - 5+ bed dwelling: 4 off-road car parking spaces.

b) Where communal, unallocated off-street parking is provided for eight or more dwellings, the minimum standard for 2-bedroom dwellings and above may be reduced by one space per four dwellings.

c) Garages as off-street parking
Where garages are to be counted as an off-street parking space the following minimum internal dimensions should apply:
Single garage: 3.0 metres wide x 6.0 metres deep
Double garage: 5.7 metres wide x 6.0 metres deep

d) Visitor parking
New residential development within Botley will provide adequate designated additional parking for visitors, at a minimum of one space per two dwellings. This can either be off-street or on-street, subject to the wider guidance set out within this policy. Visitor parking should be marked as such.

e) Roof storage space should be provided where feasibly possible, to encourage use of garage space for vehicle parking.

f) Parking spaces will be required to be constructed of permeable surfaces to minimise surface water run-off.

g) During the planning process for developments in reasonable proximity to the village centre (easy walking distance of approximately fifteen minutes), the Botley Centre or the Boorley Green Community Centre, the provision of public car parking must be explored as well as opportunities for “active travel”.

Evidence for Policy Thirteen

135 Botley is a village location where there is often a need to undertake trips for services, facilities and work by car. In addition, many households include grown-up children who need to travel by car for work and other reasons.

136 There are high levels of car ownership in Botley with 51% of households owning two or more cars or vans (compared to Hampshire's 45% and UK of 31.6% owning 2 or more cars). Only 11% of households in Botley own no vehicles[3].

137 The 2011 Census reported that around 14% of commuting trips in Eastleigh are under 2km. Of these around 55% are driven, and 37% are on foot.

138 29% of commuting trips made by Eastleigh residents are under 5km, a distance that can easily be cycled in around 20-30 minutes. 69% of these short trips are currently made by car or van and only 5% by bicycle.[17]

139 Hampshire County Council Transport Plan for Hampshire indicates that by 2050 there will be an additional 1 – 2 vehicles for every 3 cars currently using the road network (an increase of between 17% and 51% of traffic levels). Whilst this equates to vehicle movements, rather than directly to car ownership, it is evident that an increase in traffic flow of this percentage will significantly impact on the number of vehicles requiring residential parking spaces.

140 The impact of Covid 19 on the commuting population has been to reduce the usage of public transport and increase the number of homeworkers. The impact to car ownership on this is to have increased the use of cars for longer journeys but less frequently, rather than to decrease the level of car ownership. Evidence shows that post pandemic, workers are happier to make longer commuting trips, but less frequently and using their own transport rather than public transport.

141 Avoiding excessive travel doesn't necessarily mean not using cars, rather it requires a change of the way vehicles are used. As this requires less usage, when the vehicles are not in use, they need to be safely parked where they cause no obstruction to either other road users or delivery vehicles or emergency vehicles.

142 Already, some parts of Botley are beset with on-street parking and congestion. This harms the character of the area and impacts road safety.

143 Parking on pavements, where they exist, is an issue as it forces pedestrians to walk on the road, potentially endangering them. Vehicles mounting the pavement cause damage to both the kerb and the pavement surface, and inconsiderate parking causes access difficulties.

144 Policy Thirteen lays out the principle that new development should absorb the parking needs it creates unless there is robust evidence that the resultant level of off-street parking proposed will be sufficient to serve the needs of the development.

145 It is a concern of the community that all new dwellings should have sufficient off-road parking spaces to cater for the residents of those dwellings. This is based on the experience of existing dwellings and the amount of on-street parking there is currently in certain areas of the Parish.

146 It is a fact that there is an increase in car ownership. With the Government's emphasis on reducing climate change, this is more likely to be in the form of electric vehicles. Therefore, vehicles will need to be closer to charging points, which will, of necessity, be linked to the

[17] Eastleigh Local Cycling and Walking Infrastructure Plan (2022)

residence. It is, therefore, reasonable to require additional parking spaces to be available for larger dwellings and require the delivery of solutions to meet these needs.

147 Recent developments in Botley have provided insufficient off-street parking for the number of cars owned by those occupying the new dwellings. As a result, there are high levels of on-street parking which make it difficult for vehicles to pass, particularly emergency service vehicles. It also makes it more dangerous for pedestrians who must cross the road between parked cars.

148 Therefore, it is appropriate to impose minimum off-road parking standards for any new development. These will only add to the issues of on-road parking if not addressed. Development proposals will be expected to identify sufficient land to allow for this level of off-road parking.

149 The density of dwelling numbers on the strategically allocated sites in Policy S3 of the Eastleigh Borough Local Plan is such, that this is considered to be possible with well-designed proposals.

POLICY FOURTEEN

HOUSING MIX AND AFFORDABLE HOUSING

Objective 13:
Ensuring that housing on allocated sites provides an integrated mix of appropriate open market housing and affordable housing.

Policy Fourteen: Housing mix and affordable housing

a) New residential developments should provide a range of dwelling types and sizes to meet the needs of the Neighbourhood Plan Area, taking into account the most up-to-date evidence.
b) Proposals should provide for a mix of housing sizes and the delivery of smaller dwellings.
c) A minimum of 80% of all new development is expected to meet higher national access standards as set out in Part M (Access to and use of buildings) of the Building Regulations for new build residential development or future equivalent.
d) All new housing proposals of 10 or more units are expected to reflect the need for smaller units for those wishing to downsize, as well as first-time buyers.
e) An alternative dwelling mix will only be permitted where evidence is brought forward with an application that clearly demonstrates the need for a different mix.
f) To address the needs of older people in Botley, development that provides housing specifically designed to address their needs will be supported. This includes the provision of sheltered housing.
g) All proposals for new development are required to deliver, as a minimum, the required 35% affordable housing quota as required by the EBC Local Plan unless there is significant compelling, robust evidence that this is not achievable.
h) Development of 50 dwellings and above will be required to provide 40% affordable housing unless credible robust evidence indicates convincingly this is not achievable.
i) For clarity, Policy Fourteen also applies to the allocated sites in Policy Seven and Policy Eight at Woodhill School.
j) All affordable housing delivery will be expected to be on-site unless there is compelling evidence to demonstrate this is not possible.
k) All new affordable housing built should be evenly distributed throughout the development.

Evidence for Policy Fourteen

150 Policy DM23 of the Eastleigh Borough Local Plan identifies the need for a mix of dwelling types and sizes to meet local needs. Policy DM24 requires evidence of how proposals will contribute to the overall mix of housing in the Housing Market Area.

151 Policy Fourteen of the Neighbourhood Plan seeks to build on these policies by requiring a more specific mix which is in line with the identified needs of the Neighbourhood Plan Area.

152 In reply to the Inspectors' '*Matters, issues and questions'*, after the Local Plan examination hearing in 2020, the following market housing mix was identified as appropriate for Eastleigh Borough, based on an Objectively Assessed Need of 630 dwellings per annum, as set out in their Housing Trajectory Background Paper (HOU020):

- *The need for new dwellings in the Borough over a 20-year period is given as 11,600 in the Eastleigh Borough Assessment of Affordable Housing & Other Housing Types. Policy DM23 of the Eastleigh Borough Local Plan states that the largest need for affordable homes is for two- to three-bedroom houses.*

153 The AECOM Botley Housing Needs Assessment (Appendix 4) concludes that to satisfy the known need, around 53% of new developments should be three-bedroom dwellings and around 30% should be one- or two-bedroom dwellings.

154 The breakdown proposed in the Eastleigh Borough Local Plan will not fully address the significant need for the particular type of new properties required by first-time buyers. In Botley, the need is for a higher proportion of up to three-bedroom houses and a smaller proportion of four or more-bedroom homes.

155 In particular, there is an issue of younger residents leaving the village as they reach adulthood and seek their own properties. The reason for this is a lack of smaller properties at an affordable price to meet their needs.

156 Feedback from the community consultation strongly demonstrated the local need was very much for smaller properties for first-time buyers and for older residents who were downsizing. There is a lower proportion of one- to three-bedroom houses in Botley Parish when compared with the remainder of Eastleigh Borough.

78.1%	felt the need was for one-or two-bedroom houses
46.3%	felt the need was for three- or more bedroom houses
69.7%	felt there was a need for retirement or sheltered housing
24.6%	felt there was a need for more flats

157 Botley has an adequate number of bungalows when compared with the rest of the Borough, although within the Parish, there is an overabundance of larger bungalows and a shortage of smaller ones. Bungalows were identified as a particular need amongst older people who want to remain in the Parish in single-storey accommodation. Only just over 24% of residents supported new housing being delivered as flats.

158 For the first-time buyer, opportunities provided through starter home provision are reflected in the wider housing market area through a higher requirement for smaller affordable properties. For older residents who are downsizing, many would like to stay living locally but would like to live in a smaller and more manageable property. The lack of such homes results in many choosing to stay in their current larger homes, thus reducing the number of these homes available to growing families. The importance of addressing the housing needs of families is paramount.

159 Boorley Park development was granted planning permission with only 30% affordable houses. This compares unfavourably with the Borough Council's policy requirement of 35% leaving a shortfall of 70 affordable dwellings in this development alone.

160 It will be important therefore that new development delivers this overall mix of housing to ensure that needs are met in full. This should only be on developments of 10 dwellings or more because it is impractical for smaller developments to provide a mix. Small sites make it difficult to design an appropriate scheme that also will address all other policy requirements.

161 AECOM undertook a Housing Needs Assessment for Botley in 2019 (Appendix 4) and its findings support the feedback from the residents. Household affordability is an issue in the Neighbourhood Plan area and the income required to buy an average market-priced home for sale is insufficient for those on median household incomes. The inability of those on median incomes to afford entry-level properties suggests that those on lower quartile incomes will face an even greater struggle to find accommodation. This leads to the conclusion that affordable and social rent tenures may be more suitable to support those residents on lower quartile incomes.

162 AECOM concludes there is a demand for a much wider mix of tenures to meet the community's housing needs and recommends a specific focus on providing:

1) social rent and affordable rent, and
2) shared ownership housing options.

Although it will also be appropriate to explore starter home options as an affordable path to homeownership, this tenure may still be out of reach to those on the lowest incomes in the Neighbourhood Plan Area.

163 It is thus justifiable for the two sites allocated within this Plan (Policies Seven and Eight) to also provide a higher proportion of affordable housing which is accessible to people with a local connection to Botley.

164 The most recent monitoring report for Eastleigh Borough Council is from 2017 – 2018. The figure shown in this report for delivery of affordable housing is 22% - a serious under-delivery across the whole Borough. It is, consequently, reasonable to require a higher percentage of affordable homes where possible, to meet the demand which has been identified but is unmet.

165 It is therefore required that any developer arguing to reduce the percentage of affordable housing required will need to demonstrate with up-to-date, convincing and credible evidence that the affordable housing obligation required makes the scheme unviable.

166 The evidence will be to provide an 'open book' review of the original viability appraisal for this site and should clearly demonstrate, by reference to the current evidence, that the proposals are no longer viable in the prevailing market conditions.

167 Policy DM28, (bullet point "e") "Delivering Affordable Housing", of the Eastleigh Borough Local Plan states that the Council will support acceptable schemes where developers choose

to offer more affordable housing than is required, where this is accordance with other policies in the Local Plan.

168 The 2011 ONS Census quotes Botley as having 2,199 households. This is set to more than double with the addition of over 2,800 dwellings either completed or in the planning pipeline (Figure 4). This is a significant increase in a small village with just over 5,000 residents (2011 Census data).

169 House prices experienced a strong rise in Botley between 2019 and 2022, The median house price in Botley is £367,826 (Zoopla, March 2023) which is outside the affordability of a high percentage of would-be purchasers.

170 The income required to buy an average market-priced home in Botley is insufficient for those on median household incomes £32,300. (*ONS Average Household Income year ending 2022*). The inability of those on median incomes to afford entry-level properties suggests that those on lower quartile incomes will face an even greater struggle to find accommodation. Therefore, affordable and social rent tenures may be more suitable to support those residents on lower quartile incomes.

171 Q55 of the community consultation survey 2016 directly asked residents whether they would support the provision of affordable homes for those with a local connection.

Yes	Neutral	No
174 (69.3%)	52 (20.7%)	25 (10.0%)

172 To identify the local need in Botley, the following criteria should be used by the Local Planning Authority:

When applied to general affordable housing the following requirements should be used to assess local need:

- An individual/at least one adult member of a couple or family unit seeking an affordable dwelling who has either lived or worked (at least 20 hours per week, paid or unpaid) continuously in the Neighbourhood Plan Area for at least the last 12 months.
- An individual/at least one adult member of a couple or family unit seeking an affordable dwelling who has a family member (defined as grandparents, parents, siblings or children of the applicant) that currently lives in the Neighbourhood Plan Area and has done so continuously for the last five years or more.
- An individual/at least one adult member of a couple or family unit seeking an affordable dwelling who was demonstrably forced to move away from the Neighbourhood Plan Area due to a previous lack of affordable housing.

In addition, when applied to exception sites:

- An individual/at least one adult member of a couple or family unit seeking an affordable dwelling who has lived in the Parish continuously for at least the last six months.

Examples of smaller houses… 2 / 3 bedrooms









POLICY FIFTEEN

BUILT FORM DESIGN AND MATERIALS

Objective 15:
Ensuring new development in Botley is of appropriate design and fits with the general character of Botley.

Objective 18:
Ensuring all dwellings in new developments have direct access to electric vehicle charging points.

Objective 19:
Requiring new developments to provide minimum re-cycling facilities.

Policy Fifteen: Built form, design and materials

a) New development proposals should demonstrate how they are consistent with the requirements of the Botley Design Guide (Appendix 7) unless protections for the historic environment, set out in other policies of the Local Plan, would be compromised.
b) Where alternatives to the Design Guide are proposed, evidence identifying the reasons for the discrepancy will be required and must still be sympathetic to its surroundings.
c) In particular the following requirements will apply:
   i. Developments, extensions, and renovations requiring planning permission will generally be expected to harmonise with their immediate surroundings. For clarity this means considering: height, Dimensions, Light and shadow, Building materials.
   ii. Larger residential schemes should promote non-car use and have appropriate internal layouts and connections to footpaths and key services
   iii. Where possible, distinctive trees should be retained.
   iv. Where it is necessary to fell trees, replacement of native species will be expected to be consistent with Local Plan SPD on trees and development.
   v. Where reasonable and practical, and in line with Policy Sixteen of this Plan, new developments will be expected to be provided with electric vehicle charging points.
   vi. New developments will be expected to be provided with facilities for storing refuse and recycling bins out of sight.
   vii. Boundary treatments are expected to provide soft junctions with the surrounding areas.
   viii. Development of predominantly 2.5 storeys will be permitted and development higher than 2.5 storeys will be appropriate in certain circumstances, where development reflects local distinctiveness, and it can be demonstrated how the building would contribute towards a positive relationship with the surrounding area and maximise density positively. This approach will allow for any inappropriate development to be refused.
   d) New development is also required to accord with Eastleigh Borough Council Climate Change Strategy.
   e) All new development will need to meet optional Building Regulations G (2010) Sanitation, hot water safety and water efficiency standards of 110 l/p/d and proposals which meet lower water consumption targets will be supported. Rainwater harvesting and/or greywater recycling will also be encouraged.

Evidence for Policy Fifteen

173 Whether for residential, commercial or other purposes, it is essential that new developments seek to make a positive contribution to the quality of the environment. The Plan requires well-designed developments, especially within sensitive areas such as the Conservation Area and sites which will impact the historic village centre.

174 To maintain the varied mix of finishes and materials that provide the distinctiveness and unique village feel of Botley, the quality of design and materials used in new developments, extensions and renovations must not have an adverse impact on neighbouring properties or the character of surrounding areas within the Parish.

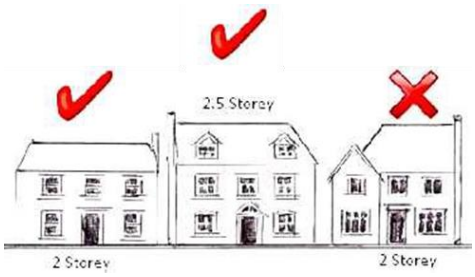
175 For this reason, the Botley Design Guide has been produced to guide development.

176 The village has developed over time, both inside and outside of the Conservation Area, contributing to its rural character. Botley's built-up area is of low-to-medium density and is made up of predominantly two-storey dwellings and bungalows which are set back from the pavement by front gardens.

177 Outside the village centre, grass verges border the majority of the roads many of which are tree-lined. Along with established hedgerows, this has also contributed to softening the impact of settlements on its landscape setting and the surrounding countryside.

178 Also this policy seeks to ensure that the roof line is not raised to the detriment of the area.

Fig 19: Example of acceptable and unacceptable 2-storey heights



179 In seeking to maintain the character of Botley as a village, it is important to ensure that should development be directed outside the built-up-area boundary, it reflects its rural character and does not result in a dense form of development or the creation of a 'sprawl' effect with the village growing inadvertently to the limits of the Plan boundary.

180 As a fundamental principle, all housing development should be of good quality, sustainable design and should seek to reflect the positive aspects of the character of the area. New development should encourage integration into the life of the community by providing good connectivity to services and amenities without relying solely on cars. The Character Assessment work was undertaken to support the Neighbourhood Plan and highlighted features which should be encouraged or avoided in development design. These are covered in detail in the Botley Design Guide (Appendix 7).

181 The design of new housing development schemes will play a vital part in maintaining the local distinctiveness of Botley. This extends to the qualities of buildings, planting and topography in a locality that defines its character.

182 New developments are expected to align with Eastleigh Borough Council Climate Change Strategy[18].

[18] Eastleigh Borough Council's Climate Change Strategy

POLICY SIXTEEN

RENEWABLE ENERGY

Objective 17:
Supporting the use of renewable energy systems.

Objective 18:
Ensuring all dwellings in new developments have direct access to electric vehicle charging points.

Policy Sixteen: Renewable energy

a) Small-scale, on-site renewable energy development and proposals for micro-renewable energy schemes, either mounted on buildings or on the ground, will be supported, provided that the overall requirements for development, as set out in Policy Fifteen of this Plan, are met.

b) 'Small-scale' means of a size designed to directly meet the needs of the occupants of the site and not designed primarily for export to the National Grid for use elsewhere. Renewables include thermal and photo-voltaic, solar, ground- and air-source heat pumps, biomass and anaerobic digestion, where these meet the definition of small-scale above.

c) In particular, new development proposals are encouraged, where possible and practical, to incorporate and accommodate:
   I. electric charging points for vehicles
   II. ground and air source heat pumps
   III. biomass and anaerobic digestion systems
   IV. thermal and photo-voltaic solar energy systems
   V. alternative energy systems such as solar panels and geothermic heating systems.
   VI. Any other innovative solution for providing renewable energy which could be incorporated into the development.

d) Electric vehicle charging points are expected to be installed alongside any off-road parking that is provided for educational facilities, in line with Policy Seventeen of this Plan.

e) Renewable energy proposals in new developments must be in accordance with Eastleigh Borough Council's Climate Change Strategy.

Evidence for Policy Sixteen

183 Renewable energy and the transition to a low carbon economy is supported through the National Planning Policy Framework (NPPF), para 148:

> *"…encourage the reuse of existing resources...and support renewable and low carbon energy and associated infrastructure."*

184 Paragraph 151 of the NPPF builds on this to encourage new development to plan positively for using renewable energy.

185 Currently, renewable energy comes from a variety of different sources such as:

- Solar thermal (solar hot water systems)
- Active photovoltaic energy (PV)
- Geothermal water heating

- Wind turbines
- Energy crops and biomass
- Energy from human sewage and agricultural plant and animal waste, but not energy from domestic or industrial waste except methane from existing landfill sites
- Ground source heat pumps or
- Combined heat and power plants.

186 Under Permitted Development Rights, it is possible to install low carbon and micro-regeneration renewables without the need for an application for planning permission subject to specified limits on size height and location.

187 Therefore, developments should not only seek to incorporate low carbon and renewable energy systems into their design but should actively plan to enable homeowners to incorporate additional measures. These could include a range of systems such as these below:

- Solar photovoltaic
- Biomass boilers
- Domestic wind turbines
- Solar thermal (solar hot water systems)
- Geothermal water heating
- Ground source and air source heat pumps
- Combined heat and power plants.

188 This list is not intended to be exhaustive, and as new and innovative solutions to renewable energy become available, it is expected these will be considered for inclusion.

189 The Neighbourhood Plan supports energy efficiency and renewable/low carbon energy generation projects which are local and help existing residents and businesses make a transition to alternative technologies, where these also follow the wider design aspirations of the Plan.

190 Greater use of renewable energy is an important aspect of sustainable development. The Plan supports proposals for small-scale renewable energy production subject to acceptable impact on the Local Environment.

POLICY SEVENTEEN

PARKING INFRASTRUCTURE

Objective 21:
Ensuring there is sufficient provision for off-road parking for all users of schools.

Objective 23:
Using developer contribution to decrease village centre traffic congestion and pollution by the provision of additional parking space at the Botley Centre.

Objective 24:
Identifying land within development sites for parking.

Policy Seventeen: Parking infrastructure for educational facilities

a) It is recognised that the current off-road parking provision for users of educational facilities within the Parish are inadequate and development proposals which can help to meet this need will be supported.
b) Such proposals will need to demonstrate the suitability, in planning terms, of any ancillary development, as well as the suitability of the proposed parking site in meeting the identified needs of the community.
c) Notwithstanding the above, the provision of accessibility through 'active travel' (non-car) to educational establishments should be the primary focus for development. Therefore, where feasible increased parking for educational facilities should be offset through provision of sustainable travel such as new / improved cycleways, new / improved footpaths, and links to key services in accordance with Policy Four.
d) Electric vehicle charging points are expected to be installed alongside any off-road parking that is provided for educational facilities in line with Policy Sixteen of this Plan.

Evidence for Policy Seventeen

191 With the levels of growth proposed for Botley Parish, it is particularly important that development ensures the appropriate provision for community infrastructure. In addition, the allocation of development sites provides opportunities to secure the long-term future of the existing infrastructure serving the village. In particular, this relates to parking facilities specifically for existing and future educational provisions.

192 Botley Alphabets Pre-school, located in the Youth Hall within the Jubilee Building at the Botley Centre creates significant movements of parents and children coming to and from the school each day. Whilst the Neighbourhood Plan seeks to encourage more people to walk and cycle to key destinations, such as the schools, it is considered important to provide off-road parking at or close to the nursery school for staff and for safe drop-off and pick-up points.

193 The on-site parking at the Botley Church of England Primary School is fully utilised by the staff and there is no on-site facility for drop-off or pick-up. Already, the use of the Mortimer Road car park as a drop-off and pick-up point leads to severe traffic congestion around the Primary School. This is eased by the use of the Botley Centre car park for Park-and-Stride, but the capacity of this car park is limited and there is a need for expansion of the parking at

or close to the Botley Centre. Policy Seven proposes this through the allocation of the Woodhill School site.

194 An independent 81-place nursery school is being built alongside the new Boorley Park Primary School site. This nursery is essential for the younger children of the new residents in the expanding Boorley Park development and some of the more obvious problems that may be encountered until the nursery opens are:

- Young children will have to go outside the Boorley Park development to reach the nearest nursery or play school.
- There will be increased traffic on the roads.
- Families may be pulled in different directions to deliver and collect children from sites that are geographically distant from one another.

195 Eastleigh Borough Council have agreed to the proposed parking and drop-off space at the nursery; however, this area is inadequate to meet the anticipated need. If any suitable development area close to the nursery site were to come forward for use as additional parking, this should be actively considered.

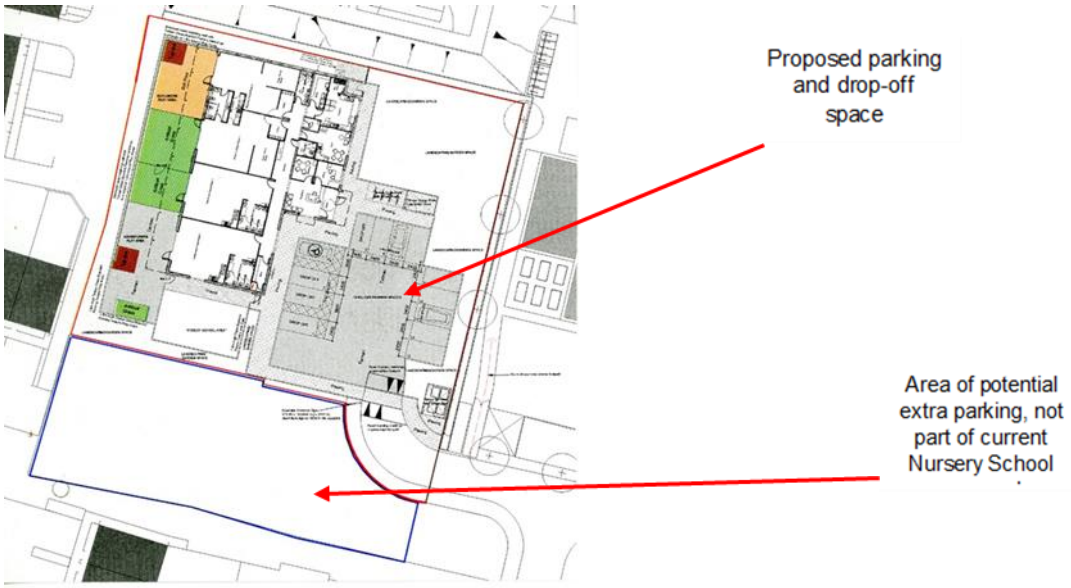






Fig 20: Congestion at the nursery school

POLICY EIGHTEEN

COMMUNITY INFRASTRUCTURE

Objective 22:
Ensure existing community infrastructure is retained or improved for the benefit of the community.

Objective 24:
Identifying land within development sites for parking.

Objective 25:
Using developer contribution to improve the network of movement routes linking key services, schools, and recreational areas, both from existing and new developments.

Policy Eighteen: Community infrastructure

Proposals that would result in the loss of existing community facilities will not be permitted unless appropriate re-provision is made. Such re-provision will be required to demonstrate that the replacement facility is:

i. At least of an equivalent scale to the existing facility.
ii. In a generally accessible location to the community of Botley, within the Neighbourhood Plan Area.
iii. Made available before the closure of the existing facility.
iv. Of a quality fit for modern use.

a) Proposals for new and/or improved community facilities, especially at the Little Hatts Recreation Ground and the Boorley Park Sports Field Multi Use Games Area (MUGA) and the children's play area will be encouraged subject to the following criteria:

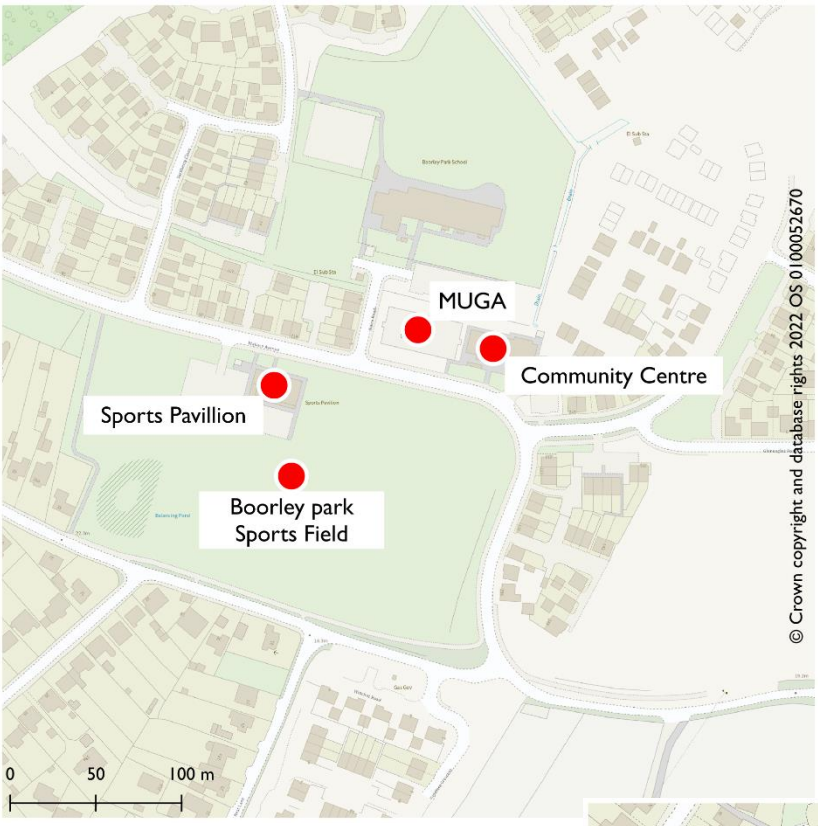
I. The proposal would not have significant harmful impacts on the amenities of surrounding residents and other activities.
II. The proposal would not have significant harmful impacts on the surrounding local environment.
III. The proposal would not have significant impacts on the local road network.
IV. The proposal would provide appropriate car parking facilities.
V. Facilities are expected to be accessible through active travel (i.e., walking and cycling).

Evidence for Policy Eighteen

196 Whilst access to education and health infrastructure are fundamental to the sustainability of communities, the provision of other community infrastructure is equally important to its wellbeing. Having the ability to undertake leisure activities, gather in groups and access green open space helps to improve quality of life and social cohesion - they are part of the glue that binds communities together.

197 It is vital the existing community infrastructure - including allotments, community halls, leisure centres, green spaces dedicated to formal and informal recreation play areas, Sites of Special Scientific Interest and Sites of Importance to Nature Conservation - are retained. Some facilities in Botley would benefit from improvement and expansion, a proportion of which will be addressed through the community aspirations with the possible use of developer contribution.

198 Specific opportunities to develop the facilities at the High Street Recreation Ground, the Little Hatts Recreation Ground and Boorley Park Sports Field, MUGA and Children's Play Area will be pursued. Developer contributions will be sought to aid this proposal.









SECTION FIVE

During the course of the development of the Neighbourhood Plan, a number of requirements were identified as being necessary to maintain or enhance quality of life for the residents and the governance of Botley in the future. It is recognised that these are outside of the scope of the Neighbourhood Plan. However, they have been mentioned many times by the community and inform some of the key objectives. Given that they clearly have such importance, it is felt they should be documented for the community to see, as well as to ensure these issues are highlighted to the relevant bodies. Seventy community aspirations across nine groups (community, economy, education, healthcare, housing, infrastructure, locality, transport, and youth) have been identified and these are listed in Appendix 3.

Botley Parish Council does not have the resource to follow through on all the community aspirations identified during the preparation of the Neighbourhood Plan. The Council has therefore agreed to create and support a Community Plan Steering Group, which would be a delegated Committee of the Parish Council. The Group:

- Should be largely composed of non-councillor residents.
- Would develop a Community Plan, with professional support if required and within the budgetary constraints of Botley Parish Council.
- Would determine the priority of the aspiration, a reasonable timeframe for completion and the body responsible for taking any required action.
- Would report regularly to Botley Parish Council, which would be the responsible body for agreeing any public actions.

HEALTH CARE PROVISION

Local healthcare, as provided by Primary Care (the General Practitioner service), is one area of community infrastructure provision that is of particular concern to residents. The main site is at St. Luke's Surgery in Hedge End with a branch surgery in Botley only open in the mornings. This is unacceptable, given that it should provide for the healthcare needs of most of the Parish, with only some of those living at the western side of the Parish travelling to Hedge End for medical care.

There is no healthcare provision provided or planned for Boorley Green. The Botley Surgery is used by the Eastern Southern Parishes group of General Practices to provide the out-of-hours Hub Service, but treatment here requires either referral by a GP or by the NHS 111 Service.

The Patient Satisfaction Surveys show that Botley Surgery is seen as providing a poor standard of service overall and currently, there does not seem to be a viable plan to improve it. However, access to GP services at Botley surgery is not at capacity it should be encouraged, to increase activity in this surgery for ease of access for local residents. It's important that the growing population of Botley has access to appropriate primary healthcare services. Opportunities to both fully utilise and, where possible, expand the provision of health services, using the Section 106 funding already available as part of the Boorley Park development, within the Neighbourhood Plan Area, will be strongly encouraged.

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Appendix 2	Demographic data
Appendix 3	Community aspirations
Appendix 4	Housing Needs Assessment (AECOM)
Appendix 5	(a) & (b) Botley Neighbourhood Plan Site Assessments
Appendix 6	Strategic Environmental Assessment
Appendix 7	Botley Parish Neighbourhood Plan Design Guide
Appendix 8	Habitats Regulations Assessment