

**TOWN AND COUNTRY PLANNING ACTS**

**EASTLEIGH BOROUGH LOCAL PLAN (2016-2036 ) (JUNE 2018)**

**BOTLEY PARISH COUNCIL**

**1 MATTER 8 NOTES - Countryside and Local Gaps  
Hearing on 05 December 2019**

**Introduction**

- 1.1 Paragraph 2.4 of the submitted Plan acknowledges that most of the Borough is suburban.
- 1.2 Paragraph 2.4 of the submitted Plan emphasises the importance of **COUNTRYSIDE**.
- 1.3 Paragraph 2.1 of the submitted Plan emphasises importance of countryside in separating settlements ensuring they retain their separate identities.
- 1.4 Paragraph 2.33 notes that *maintaining countryside gaps* was the second most important issue facing the Borough (Shaping Your Community Questionnaire).
- 1.5 In paragraph 3.1 the Plan's **VISION** emphasises the need to protect the distinct identity of towns and villages and preventing urban sprawl.
- 1.6 In paragraph 3.1 the Plan's **OBJECTIVE iv** emphasises the need to protect the distinct identity of towns and villages and preventing urban sprawl.
- 1.7 **Strategic Policy S1 (i)** - states the plan should meet the needs of the community without compromising the identity of the Borough or its individual settlements.
- 1.8 **Paragraphs 4.46 to 4.49** address the issue of ***Countryside and Gaps***.

- 1.9 **Paragraph 4.49** stresses the important role of the countryside in separating and providing a setting for the Borough's settlements, and 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 identity - hence local gaps.
- 1.10 THIS APPROACH IS STRONGLY SUPPORTED BY THE PARISH COUNCIL.
- 1.11 The approach is given *effect* by **Policies S7 Countryside and S8 Protection of Countryside Gaps**. These policies are strongly supported, in principle.
- 1.12 However, the Parish Council has particular concern about the extent and integrity of the local gaps.

#### **Land to the east of Sovereign Drive and Precosa Road**

- 1.13 *Firstly*, in relation to the fact that the land east of Sovereign Drive and Precosa Road, which was granted planning permission on appeal for 103 dwellings, identified in Policy DM24 was omitted from the local gap on the grounds that it had planning permission for development.
- 1.14 The planning permission lapsed in October 2017 and has not been renewed. The site has been deleted from Policy DM24 in the **Proposed Main Modifications (July 2019) (MM116)**, following representations by the Parish Council. MM116 is supported.
- 1.15 However, there are no related modifications which propose, as a consequence, that this land should be:
- A identified on the Proposals Map (North) as COUNTRYSIDE, and;
  - B identified on the Proposals Map (North) as LOCAL GAP.
- THESE CHANGES WOULD BE ENTIRELY CONSISTENT WITH THE PLAN'S APPROACH TO COUNTRYSIDE AND GAPS AND PREVIOUSLY SUMMARISED.
- 1.16 THE PARISH COUNCIL REQUEST THAT THE INSPECTOR PROPOSES A MODIFICATION TO THE PLAN AS SUMMARISED.

- 1.17 It is relevant to note that although the planning permission for this site lapsed 2 years ago no attempt appears to have been made to renew the permission. Therefore, it is clear that there is no longer any developer interest in the site.
- 1.18 As such, not to identify the land as countryside and local gap would be inconsistent and would leave the site in limbo with no designation on the land.
- 1.19 If identified as countryside and local gap, any future planning application would have to be considered against the policies of the adopted local plan at that time.

### **Other land in the Hedge End to Botley Gap**

- 1.20 Secondly, in relation to the Botley to Hedge End Gap, it is noted that the Council undertook a **Review of Countryside Gaps in the Borough in 2017 (ENV02)**.
- 1.21 In relation to Botley, several areas of land were deleted from the local gap. It is relevant to note that as far as the Parish Council is aware, there was no public consultation undertaken in respect of this review. The Parish Council therefore had no opportunity to object to the relevant parts of the review document.
- 1.22 The review recommended the deletion of the Sovereign Drive and Precosa Road site from the gap because at that time it had planning permission. It also recommended the deletion of land nearby, that is the Recreation Ground and woodland on the grounds that the land was not necessary to the function of the gap (ENV02/Map ID24).
- 1.23 **THOSE DELETIONS ARE OBJECTED TO BY THE PARISH COUNCIL AND THE LAND SHOULD BE REINSTATED AS COUNTRYSIDE AND LOCAL GAP. THE INSPECTOR IS REQUESTED TO RECOMMEND A MODIFICATION TO THE PLAN TO THIS EFFECT.**
- 1.24 Thirdly, the local gap review recommended the deletion of a large swathe of open countryside land between the western edge of the built-up area of Botley and Brook Lane (ENV02/Map ID 25). It is the Parish Council's view that this land is essential to maintain the gap between the settlements and to maintain the integrity of the gap, preventing further urban sprawl (Plan paragraph 3.1).

- 1.25 THE DELETION OF THE LAND BETWEEN THE WESTERN EDGE OF BOTLEY AND BROOK LANE IS OBJECTED TO BY THE PARISH COUNCIL AND THE LAND SHOULD BE REINSTATED AS LOCAL GAP. THE INSPECTOR IS REQUESTED TO RECOMMEND A MODIFICATION TO THE PLAN TO THIS EFFECT.
- 1.26 *Fourthly and finally*, the review recommended the deletion of land east of Crow's Nest Lane and south of Maddoxford Lane from the gap because the land now has planning permission for housing (Map ENV02/ID29).
- 1.27 Whilst this is accepted, it is the Parish Council's view that land to the east of site allocation BO1 (which lies east of the sites with planning permission) should be designated as local gap (that is up to the Borough's easternmost boundary), in addition to its proposed designation as countryside.
- 1.28 Such a local gap designation would reinforce the strength of countryside policy, be consistent with Policies S7 and S8 and the Plan's approach to gaps and would prevent further urban sprawl towards the Borough boundary. As the Inspector will see on her site visit, this land is clearly important and sensitive open countryside with a truly rural aspect.
- 1.29 THE INSPECTOR IS REQUESTED TO PROPOSE A MODIFICATION TO THE PLAN INCLUDING THE LAND BETWEEN THE EASTERN BOUNDARY OF SITE BO1 AND THE BOROUGH BOUNDARY AS LOCAL GAP.

## **Conclusion**

- 1.30 In conclusion, Inspector, the Parish Council is supportive of Policies S7 and S8 but considers that the detailed designation of the local gaps needs to be reassessed and modified for the reasons I have set out.

## **2 LETTER TO THE INSPECTOR**

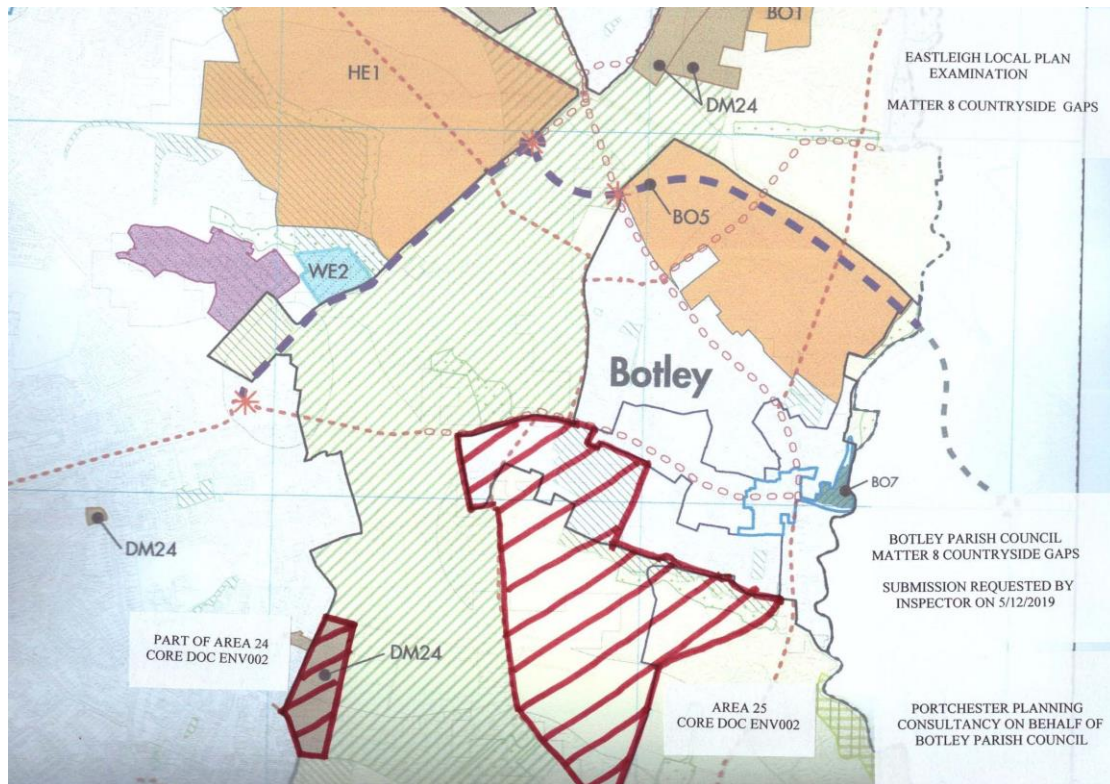
**Town and Country Planning Acts**  
**Eastleigh Borough Local Plan Examination**  
**Matter 8: Countryside Gaps - Thursday 05 December 2019**

## Eastleigh Borough Local Plan 2016-2036 Hearing

Letter sent to the Programme Officer on 12 December 2019

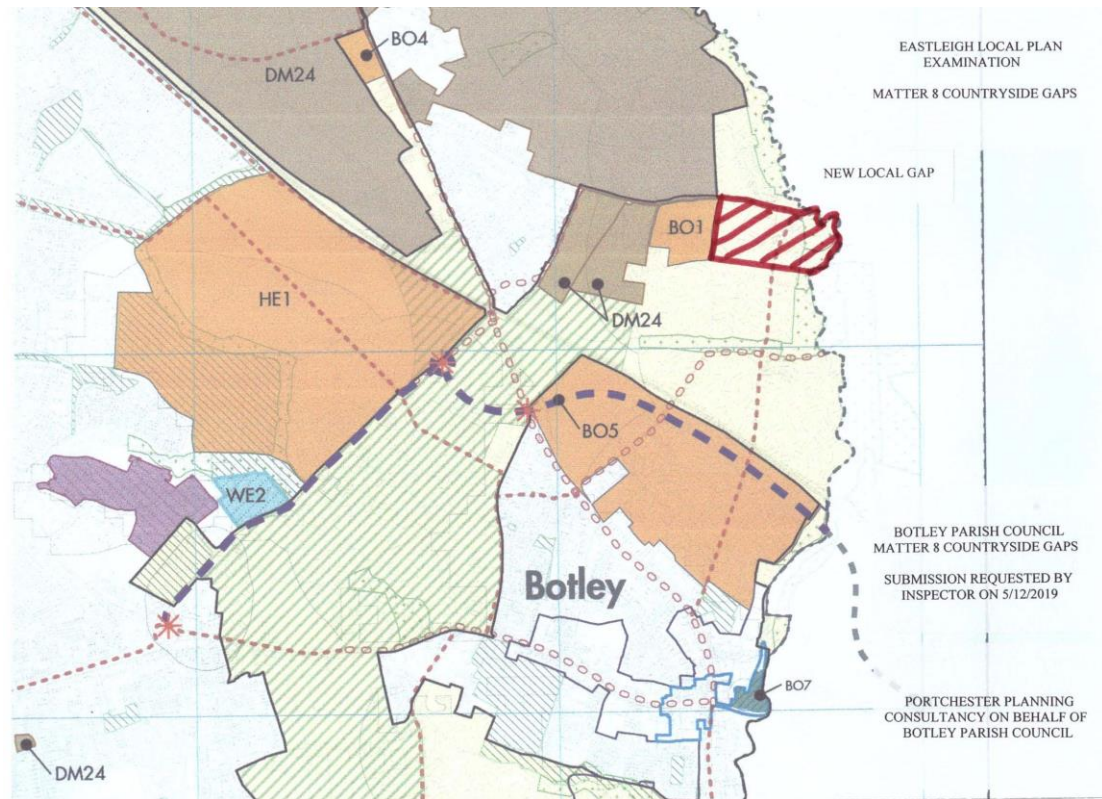
- 2.1 I refer to the above Hearing session during which I raised specific points about the delineation of the local gaps in the Botley area of the Borough.
- 2.2 My submissions requested that the Inspector recommends the inclusion of the 3 areas of land within the Local Gaps as per Policy S8, including the necessary amendments to the local plan Proposals Map (South).
- 2.3 The Inspector asked that we submit plans showing the areas of land concerned.
- 2.4 The Inspector also commented that such plans should only be submitted if this had been referred to in (my client's) the Botley Parish Council Regulation 19 Representations.
- 2.5 In relation to that point, the reference is the BPC Representation in respect of Policy S8 - you can find this on pages 11 and 12 of their Representations document.
- 2.6 In relation to the 3 areas of land.
- 2.7 Firstly, is the site known as land east of Sovereign Drive and Precosa Road on the eastern edge of Hedge End (that is this land is actually in Botley Parish's area. Following representations by Botley Parish Council (and others) the Council has now deleted this land from Policy DM24 (see Main Modifications - MM116).
- 2.8 As this land lies outside the defined urban edge on the Proposals Map, if it is not included in DM24 it is, by definition, in the countryside and should be shown as such on the Proposals Map. The Council accepted this part of my submission at the Hearing session.
- 2.9 However, I further argued that the land should be included in the local gap because all the land around it was included in the gap.
- 2.10 I requested the Inspector to recommend accordingly.

- 2.11 The land is as delineated on the Proposals Map (South) - DM24 and I have hatched it in red on the enclosed plan (shown below).



- 2.12 Further, this land is identified as being part of Area 24 - see Map on page 32 of ENV002 - Countryside Gaps document and described at page 28 of ENV002.
- 2.13 Secondly, I requested at the Hearing session that the Inspector recommend that the land east of Brook Lane, Botley, deleted by the Council from the local gap be reinstated in the local gap. The reference here is Area 25 of the Map on page 32 of ENV002 and described on page 28. The land is shown hatched in red on the enclosed plan (shown above), as accurately as can be interpreted from the Map at page 32 of ENV002.
- 2.14 Thirdly, I requested at the Hearing session that the Inspector recommend that land east of allocated land Policy BO1 (Maddoxford Lane, Botley) be included in the local gap. The extent of that land is hatched red on the enclosed plan (shown on the next page). I explained at the Hearing that this was to avoid further urban sprawl (Vision of the Plan paragraph 3.1).

2.15 None of the above constitutes new evidence and was all referred to as summarised above, during the Hearing session.



2.16 This letter and the enclosed plan are submitted directly in response to the Inspector's request made to me at the Hearing session.

2.17 Please forward this letter and the plans to the Inspector.

2.18 An identical copy is being sent direct to the Council.

2.19 Yours sincerely,  
**W A CHARLES DIP, TP, MRTPI, MCM**

### **3 MATTERS 13 NOTES – Sites Hearing on 28 January 2020**

3.1 HE1 - Land west of Woodhouse Lane

## Eastleigh Borough Local Plan 2016-2036 Hearing

- 3.2 Botley Parish Council's Representations position - NEUTRAL.
- 3.3 Timely provision of the Botley Bypass and Woodhouse Lane improvements, together with the early provision of the Secondary School and other infrastructure is essential to the local community, including footbridge over the railway line to appeal site (DM24 Item 11 land north of Hedge End Station) for pedestrians and cyclists.
- 3.4 BO1 - Land south of Maddoxford Lane and east of Crows Nest Lane
- 3.5 Eastleigh Borough Local Plan allocation for 30 dwellings.
- 3.6 Botley Parish Council's Representations position - NEUTRAL.
- 3.7 This is an incursion into open countryside, would create urban sprawl and was in Local Gap until November 2017 - the Gap should be reinstated to preserve gap between Botley and Curdridge.
- 3.8 Planning application for 104 dwellings on site BO1 plus land to its east submitted and undetermined (F/19/85178) illustrates Botley Parish Council's concern about further urban sprawl.
- 3.9 BO2 - Land west of Uplands Farm, Botley
- 3.10 Eastleigh Borough Local Plan allocation for 300-375 dwellings.
- 3.11 Botley Parish Council's Representations position - SUPPORT.
- 3.12 Need to ensure adequate infrastructure is put in place in a timely manner.
- 3.13 Need to ensure dwellings and bypass and adequately landscaped.
- 3.14 BO3 - Land east of Kings Copse Avenue and east of Tanhouse Lane



## Eastleigh Borough Local Plan 2016-2036 Hearing

- 3.15 Eastleigh Borough Local Plan allocation for 70 dwellings.
- 3.16 Botley Parish Council's Representations position - OBJECT.
- 3.17 The site is part of the natural gap between Hedge End, Botley and Bursledon which should be retained - see Botley Parish Council's Matter 8 comments. Development would be an incursion into open countryside.
- 3.18 BO4 - Land north of Myrtle Cottage, Winchester Road.
- 3.19 Eastleigh Borough Local Plan allocation for 22 dwellings.
- 3.20 Botley Parish Council's Representations position - SUPPORT.
- 3.21 No comment.
- 3.22 BO5 - Botley Bypass.
- 3.23 Botley Parish Council's Representations position - SUPPORT.
- 3.24 BO6 - Junction improvements at the Botley Road and Bubb Lane roundabout (Denham's Corner).
- 3.25 Botley Parish Council's Representations position - SUPPORT.
- 3.26 BO7 - Botley Mills.
- 3.27 Botley Parish Council's Representations position - SUPPORT.
- 3.28 Other Representations - Health Facilities.

- 3.29 Need to review wording of paragraph 6.5.72 in the Eastleigh Borough Local Plan to reflect the fact that local health facilities are not adequate as stated in the paragraph.
- 3.30 See our submitted *Health & Wellbeing Paper NP Extract*. This was put in against Matter 8 and is that part of the Library.
- 3.31 Paragraph 6.5.72 needs to be reworded to state:  
**GP and related medical services in Botley Parish are known to be under strain and significant improvement and expansion will be required to meet both existing and future needs in the Parish. New housing and employment developments should be required to make proportionate contributions towards such improved and expanded medical services.**
- 3.32 This suggestion can be found in the covering email to the Programme Officer (22/22/19) enclosing the *Health & Wellbeing Paper*.
- 3.33 **W A CHARLES DIP, TP, MRTPI, MCM**  
Portchester Planning Consultancy  
Chartered Town Planners & Development Consultants