

## **HOUSING PAPER**

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Summary of the AECOM Botley Housing Need Assessment 2019

Botley Community & Infrastructure Priorities 2018-2022 from the Hedge End, West End & Botley Local Area Committee

## **1 Introduction**

- 1.1 This Paper forms part of the Evidence Base of the Botley Neighbourhood Plan relating to the designated Plan Area, as shown in the Appendix page1, which is the same as the Parish boundaries. When the Plan is made it will form part of the statutory Local Development Plan for the area.
- 1.2 The purpose of this Paper is to:
- a Assess and provide an analysis of the provision and delivery of housing in the Botley Neighbourhood Plan area over recent years;
  - b Establish the quantum of housing that the Botley Neighbourhood Plan area has absorbed and its impact on the provision of physical and social infrastructure; and
  - c Look forward and assess the capacity of the area to accommodate additional housing, as part of the Local Development Plan for Eastleigh Borough, in the period between 2016 and 2036.
- 1.3 It is relevant to note that the emerging Eastleigh Borough Local Plan 2016-2036 was submitted to the Secretary of State, for Examination, on 31 October 2018. Alongside the draft Local Plan a library of documents was submitted. These documents form the evidence-base supporting the Plan. The documents are accessible on the Council's website, and will be referred to in this Paper, where relevant, using the Eastleigh Borough Council document reference number. The Examination of the Plan was held in December 2019 and January 2020. The Inspector raised several serious concerns about the Plan and the Council are working to provide further information. Currently there is no clear date for adoption of the Plan.
- 1.4 In carrying out its assessment for this Paper the Parish Council has had regard to the impact of recent housing in the area, particularly in the historic Village of Botley, and to the potential impacts of additional housing on the whole of the Botley Neighbourhood Plan area.
- 1.5 This Paper looks at the various constraints and opportunities in the Botley Neighbourhood Plan area and assesses the policies and proposals of the emerging Eastleigh Borough Local Plan 2016-2036, and the framework these provide for the preparation of the Botley Neighbourhood Plan.
- 1.6 This Paper has had regard to Eastleigh Borough Council's Objectively Assessed Needs Background Paper (HOU004) and the Council's Strategic

Land Availability Assessment 2017 (HOU010a) and Appendix for Botley site assessments (HOU010d). In addition, Botley Parish Council has undertaken its own assessment of sites with planning permission, built or under construction in the period from January 2013 to June 2020, to obtain an understanding of recent housing developments in the area.

<https://www.eastleigh.gov.uk/media/3393/final-objectively-assessed-needs-background-paper.pdf>

<https://www.eastleigh.gov.uk/media/3426/slaa-report.pdf>

<https://www.eastleigh.gov.uk/media/3429/slaa-sites-3-botley-2016-slaa.pdf>

- 1.7 This Paper then considers the proposed sites in the submitted Eastleigh Borough Local Plan 2016-2036, and the implications for the Botley Neighbourhood Plan of small sites and windfalls and seeks to assess the physical and social infrastructure needs that may arise from future housing developments.

## **2 Botley context**

- 2.1 Botley Parish is located in the easternmost part of Eastleigh Borough and includes the settlements of Botley Village, Boorley Green, Long Common and part of the settlement of Hedge End, which is referred to locally as Western Botley. To the north, the Parish extends as far as Horton Heath. The eastern extent of the Parish is bounded by the Hamble River. To the west, the Parish extends to and includes parts of Hedge End (a major residential neighbourhood, with extensive commercial and retail areas). To the south, the Parish extends almost as far south as the M27 motorway.
- 2.2 The Parish is essentially rural in character, with the historic Village of Botley at its centre.
- 2.3 There has been a settlement at Botley since at least the 10<sup>th</sup> century. The Domesday Survey states that Botley had been held by Cheping, a Saxon nobleman, until he was dispossessed at the time of the Norman Conquest by Ralph de Mortimer. In 1304 one of his descendants took the name John de Botele. Thomas, a descendant of John, granted the whole estate of Botley to the Bishop of Winchester under trust for the endowment of the Chapel of St Elizabeth of Winchester College and it remained in the possession of the College until the dissolution of the Monasteries in 1536.

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- 2.4 At the Dissolution, the manor of Botley was given by Henry VIII to Thomas Wriothesley, Earl of Southampton. It remained in the family through four generations until the last, Richard, died in 1667. The manor passed to his daughter, Elizabeth and then to the Duke of Portland. The manor was sold to the Reverend Richard Eyre in 1775, and then to James Warner in 1833.
- 2.5 The early Village of Botley began to develop on the route of the Roman road from Portchester to Bitterne to the south of the present Village. A Saxon Church was built, the chancel of which remains today and is now part of the Hamble River Country Park.
- 2.6 A mill has existed on its present site since Saxon times. Botley Mills was in the ownership of the Lords of the Manor until it was purchased by William and James Clarke in 1838. Ownership passed to the Botley Flour Milling Company in 1921 and in 1928 was sold to the Appleby family and remains in their ownership today. Milling ceased in 1993 and the today the Mills are a Craft and Business centre.
- 2.7 There are a number of significant buildings in the Village built in the 16<sup>th</sup> to 19<sup>th</sup> centuries including the Market Hall built by James Warner, the Corn Market, Steeple Court on Church Lane (an Elizabethan manor house), Manor Farm, the Catherine Wheel on the corner of Church Lane, the jettied house on Winchester Street, All Saints Church (built in 1836) and the Church of England Primary School built in 1885.
- 2.8 In the 19<sup>th</sup> century Botley was an important strawberry growing area, utilising the railway for easy access to the markets in London. After World War II competition from Europe started to bring an end to commercial strawberry growing at Botley.
- 2.9 The centre of the Village and Botley Mills lie within a designated Conservation Area, which contains many Listed Buildings.
- 2.10 Botley has a very rich history with a strong heritage and unique character. It should be protected from excessive development, which could irreversibly harm its character.

### **3 Development constraints**

3.1 Botley Village centre and Boorley Green are likely to be the focus of most new development in the Parish in the period 2016-2036. The area has a number of significant constraints, which affect the area's ability to accommodate and integrate additional development.

#### **3.2 Botley Village**

- a Abutting the eastern edge of Botley Village is the River Hamble, which delineates the eastern boundary of the Parish. Close to the centre of the Village, there is limited scope for additional development.
- b Further to the north east, the B3354, Winchester Street, leaves the Village in a northerly direction. Between the road and the railway line lies an area of open countryside. The railway line forms a defensible barrier. This land is identified as Site 3-8-C in the 2017 SHLAA and is allocated for housing under the provisions of Policy BO2, that is Uplands Farm, in the submitted Eastleigh Borough Local Plan 2016-2036. Eastleigh Borough Council passed a resolution to grant outline planning permission for this site in January 2019 (reference O/18/83698).
- c To the south of the Village, between Brook Lane in the west and Church Lane in the east, lies an area of open countryside. The northern part of this area is traversed by Pudbrook Lake and will have flood risk constraints. The easternmost area contains two lakes and associated watercourse, which also will have flood risk implications.
- d The land between Brook Lane and Church Lane is in the open countryside and part of it abuts the Botley Conservation Area. Development here would be difficult to integrate with the existing built-form and has poor access.
- e Crucially, the land between Brook Lane and Church Lane forms an important part of the local gap between the Village and the eastern edge of Hedge End.
- f To the south east of the Village, that is east of Church Lane, lies an area of open countryside. The land is elevated and extends eastwards towards the River Hamble. The land is detached from the built form of the Village and access is poor.
- g The land to the east of Church Lane lies in the Botley Conservation Area and there are several wildlife designations that apply to the land. Flood Risk is also an issue in this area.
- h To the west of the Village, south of the A334, High Street and Broad Oak, lies an area of open countryside, which forms a crucial role as part of the Local Gap between Botley and Hedge End.

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- i Development to the west of the Village would seriously diminish the important Local Gap between Botley and Hedge End and, therefore, erode the separation of the settlements and undermine the unique identity, heritage, character and appearance of Botley.
- j Extensive parts of the Local Gaps have been identified in the Eastleigh Borough Strategic Housing Land Availability Assessment as potential housing sites, both as eastern extensions to Hedge End and on land forming part of the western edge of Botley.
- k To the west of the Village, north of the A334, High Street and Broad Oak, lies an area of open countryside, which forms a vital part of the Local Gap between the Botley and Hedge End. Like its southern counterpart, development in this area would seriously diminish the essential Local Gap between the settlements, erode the separation of the settlements and undermine the unique identity, heritage, character and appearance of Botley.
- l Further, the westernmost part of this land, that is north west of Woodhouse Lane, was identified in Policy HE1 of the abandoned Eastleigh Borough Local Plan 2011-2029, as an extension to Hedge End to provide up to 800 dwellings. However, part of the site will now be used to accommodate a new secondary school with playing fields. This site is allocated to provide 605 dwellings plus the school, under the provisions of submitted Local Plan Policy HE1. In 2018 Eastleigh Borough Council granted outline planning permission (O/18/83634) for this development and construction has commenced. The Parish Council has always supported the Deer Park School element of the scheme, although this is located in Hedge End.
- m In the centre of the Village the High Street is the heart of the community and contains many historic buildings, is of a high quality of character and appearance and defines the unique quality of Botley, with its many local shops and facilities. The capacity of the Village centre to accommodate new development is extremely limited.
- n The High Street and Broad Oak suffer from excessively high levels of traffic and congestion, which in turn has an adverse effect on air quality. The area is designated as an Air Quality Management Area (AQMA). AQMA reference 1680, Eastleigh AQMA Number 4 (High Street, Botley), the designated area incorporates the A334 from the Parish boundary east of the junction with the B3354, Winchester Street, to its junction with Woodhouse Lane incorporating Broad Oak and a 5m corridor either side of it, and area of 2.7 hectares. Data from the diffusion tube sited in the High Street indicates that currently levels are below the maximum permitted level and have been falling since 2017. However, from 2012 to 2014 and in 2016 levels were only just below the maximum permitted.

3.3 Boorley Green

- a Boorley Green lies approximately 0.6 km north of Botley Village on the B3354, Winchester Road, and formerly comprised a broadly triangular area of residential development between Winchester Road in the west, Maddoxford Lane in the north and Crows Nest Lane in the east, together with the Botley Park Hotel and Country Club and associated Golf Course immediately to the north of the hotel. The Golf Course was granted outline planning permission in 2013 for 1,400 dwellings (now reduced to 1397), where construction has already started, and this area is known as Boorley Park. In addition, planning permission was granted on appeal for 680 dwellings on land to the west of Winchester Road, opposite the Boorley Park development, and this area is known as Boorley Gardens. Also, 14 dwellings, now increased to 18 dwellings, on Braxells Farm have been built, plus a further 50 dwellings on land off Crows Nest Lane, where building has started. Outline planning permission has been granted for 50 dwellings, with a subsequent separate not yet determined application to increase this to 86 dwellings, on Land South of Maddoxford Lane, but building has not commenced.
- b To the west of Winchester Road lies Longlands Farm, which is bounded in the south west by the railway line.
- c To the east of Boorley Green lies Oak Ridge Farm and its associated open agricultural land.
- d Boorley Green was, in essence, a small residential enclave set in a rural area and surrounded by farmland and the Golf Course. The ongoing development here is visually prominent and is an incursion into open countryside. This area is fairly remote from the local services and facilities in Botley Village and some residents may choose to obtain services from Horton Heath and Fair Oak to the north west rather than Botley Village to the south east.

3.4 Parish wide

- a The Parish has constraints relating to both surface water and foul water drainage systems, which limit the capacity of the area to accommodate significant new development.
- b The Parish, especially Botley Village, suffers from high levels of extraneous traffic transiting the area. This will be exacerbated by the planned new development at Whiteley to the south, which is about 3,500 additional dwellings), where construction is already underway.

## 4 Objectively Assessed Housing Need

- 4.1 The starting point is to note that a large number of documents have been published over recent years in respect of the calculation of Eastleigh Borough's Objectively Assessed Housing Need, by both the Partnership for South Hampshire and Eastleigh Borough Council, in the context of the previously emerging Local Plan 2011-2029, which failed at the Examination stage, in respect of which no further work has been undertaken, and in the context of the current submitted Local Plan covering the period 2016-2036.
- 4.2 The most appropriate place to start, in the context of the preparation of the Botley Neighbourhood Plan, is the official Evidence Base of the 2016-2036 submitted Local Plan. These are the documents supporting the draft Local Plan, submitted by Eastleigh Borough Council, to justify its Local Plan policies and proposals.
- 4.3 In April 2016, the Partnership for Urban South Hampshire published its Objectively Assessed Housing Need Update Report (HOU003). This was, in effect, an update of the 2014 PUSH Strategic Housing Market Assessment (HOU002a) and Appendices (HOU002b).
- <https://www.eastleigh.gov.uk/media/3398/push-housing-need-update-2016.pdf>  
<https://www.eastleigh.gov.uk/media/3400/push-shma-feb-14.pdf>  
<https://www.eastleigh.gov.uk/media/3399/push-shma-apps-feb-14.pdf>
- 4.4 In summary, this Report indicated that the Borough's full Objectively Assessed Need would be 580 dwellings per annum.
- 4.5 In relation to Affordable Housing need, this Report found a range of between 562, at a 25% affordability threshold in Table 45, to 282, at a 40% affordability threshold in Table 48.
- 4.6 In summary the Partnership for Urban South Hampshire Objectively Assessed Housing Need Update Report concluded, in paragraph 6.43, that 30-35% income threshold would be appropriate, giving an Affordable Housing need range of 360-453 dwellings per annum, which is 66-83% of the total Objectively Assessed Housing Need of 546 dwellings per annum. This underlines further the upward pressure on the Objectively Assessed Housing Need arising from the severe need for Affordable Housing in the Borough.

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- 4.7 In June 2018, Eastleigh Borough Council published its Objectively Assessed Needs Background Paper (HOU004). The majority of this document is an extract from the Proof of Evidence, prepared on behalf of the Council in respect of an Appeal into the refusal of planning permission for 200 dwellings at Bubb Lane (O/15/77112 and APP/W1715/16/3153928).
- 4.8 The purpose of extracting the information from the Proof of Evidence is that it provides the evidence behind the Council agreeing to increase its Objectively Assessed Housing Need figure from 580 to 630 dwellings per annum.
- 4.9 The Proof of Evidence extract explains in paragraph 2.99 that the 2014-based Household Projections point to a housing need of 511 dwellings per annum in Eastleigh Borough. However, taking into account the 2015 Mid-Year Population Estimates this would fall to 490 dwellings per annum. Further, modelling an upward adjustment to household formation rates amongst those aged 25-44, having regard to the trends shown in the 2008-based Household Projections the need increases to 527-548 dwellings per annum.
- 4.10 However, the evidence from market signals and Affordable Housing need would justify upwards adjustment from the demographic need.
- 4.11 The Proof of Evidence extracts explain that the evidence suggests that to increase the market housing to meet all of the identifiable Affordable Housing need would require at least a doubling in overall housing provision relative to the demographic provision. It is relevant to note that the previous Local Plan Inspector found that this would not be a realistic option.
- 4.12 Similarly, the Inspector at the 2016 Hedge End North Inquiry in 2016 found that: *in practice it is highly unlikely that the full Affordable Housing requirement could ever be met under current policy.*
- 4.13 The previous Local Plan Inspector set out that a 10% adjustment would be compatible with the modest pressure of market signals in the Borough. The 2016 Hedge End North Inquiry Inspector concluded that a 10% adjustment for market signals plus a further 10% adjustment for Affordable Housing, as advocated by the appellants, was too high and that a smaller adjustment should be made on top of that for household formation rates.
- 4.14 The Proof of Evidence extract states: *I conclude that a 15% adjustment would be warranted, and later: and the significant under-delivery since 2011 which is*

*already captured in the five-year land supply calculation. Applied to the demographic need for 527-548 dwellings per annum, this gives an Objectively Assessed Housing Need of 610-630 dwellings per annum (rounded to the nearest 10).*

4.15 The Proof of Evidence concluded that: *Taking the higher end of the range, an Objectively Assessed Housing Need of 630 dwellings per annum would represent a substantial 37% increase on net completions in the Borough between 1996-2011, and a 47% increase on those 1997-2017, and would thus significantly boost housing both market and Affordable Housing supply. Taking a positive view, I consider that the latest evidence continues to support the interim requirement figure of 630 dwellings per annum.*

4.16 Paragraph 1.2 of Eastleigh Borough Council's Five Year Housing Land Supply Position Statement (March 2018) (HOU014) states that on 14 July 2016 the Council's Cabinet resolved to use a new interim target of 630 dwellings per annum, as its Objectively Assessed Housing Need, taking into account the latest evidence on housing need and the findings from the Bubb Lane Appeal. Further, the Appeal Inspector looking at the land west of Boorley Green found this to be a reasonable judgement on the evidence.

<https://www.eastleigh.gov.uk/media/2874/five-year-housing-land-supply-position-1st-january-2018-base-final.pdf>

4.17 Paragraph 1.2 of Eastleigh Borough Council's Five-Year Housing Land Supply Position Statement concludes: *This represents the Borough's Objectively Assessed Housing Need based on the information currently available.*

4.18 However, paragraph 1.2 of Eastleigh Borough Council's Local Plan Housing Land Supply Position (October 2017) (HOU015) which seeks to predict the five-year housing land position on adoption of the new Local Plan, states: *Eastleigh Borough Council resolved on 20 July 2017 to publish the draft Eastleigh Local Plan 2011 to 2036, which includes a housing target for the residual plan period (2016-2036) of 14,576 dwellings (729 dwellings per annum). This housing target seeks to address the shortfall from 2011 to 2016 over the Plan Period.*

<https://www.eastleigh.gov.uk/media/3469/five-year-supply-at-adoption.pdf>

4.19 Further, paragraph 1.3 of Eastleigh Borough Council's Five Year Housing Land Supply Position Statement (March 2018) (HOU014) explains that the housing requirement in the draft Local Plan 2016-2036 of 729 dwellings per annum reflects a 'policy-on' position whereby a proportion of unmet housing need from the wider Housing Market Area is accounted for. Whilst this figure is not used

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for the five-year supply calculation, because at the time, in March 2018, some elements of the evidence base needed completion, together with the Sustainability Assessment and Habitats Regulation Assessment, it is used for the basis of the Local Plan and will be tested through the Examination of the Plan.

- 4.20 The Calculation of Five-Year Housing Land Supply produced by G L Hearn Limited in September 2019 with an Objectively Assessed Housing Need of 721 dwellings per annum from 2019 to 2029, indicates a 6.8 year land supply.

<https://www.eastleigh.gov.uk/media/5926/five-year-housing-land-supply-september-2019.pdf>

- 4.21 Submitted Local Plan Policy S2 Approach to New Development makes provision for at least 14,580 new dwellings between 2016 and 2036, requiring 729 dwellings per annum.

<https://www.eastleigh.gov.uk/media/3484/final-local-plan-document-june-2018-print.pdf>

- 4.22 In the Main Modifications to the Local Plan produced by Eastleigh Borough Council in July 2019 Policy S2 is changed by MM6 to show a delivery target of 13,166 new dwellings between 2018 and 2036, so requiring 731 dwellings per annum.

<https://www.eastleigh.gov.uk/media/5712/ed32-final-initial-lp-main-mods-signed-off-version.pdf>

- 4.23 The submitted Local Plan, which has now been subject to Examination, provides the most up-to-date indication of the Objectively Assessed Housing Need for the Borough, and is taken as the starting point for the preparation of the Botley Neighbourhood Plan, in accordance with the guidance at NPPF paragraphs 60 and 65.

- 4.24 It is noted, having regard to NPPF paragraph 65, that Eastleigh Borough Council, as part of establishing a housing requirement figure for its whole area, has not set out a housing requirement figure for the Botley Neighbourhood Plan area.

## 5 The Strategic Housing Land Availability Assessment

- 5.1 The most recent version of Eastleigh Borough Council's Strategic Housing Land Availability Assessment (SHLAA) (HOU010a) was published in May 2017. The SHLAA forms an important part of the Evidence Base of the submitted 2016-2036 Eastleigh Borough Local Plan.
- 5.2 The SHLAA seeks to identify the broad capacity of the existing urban areas and new greenfield sites in the Borough and their ability to accommodate future development.
- 5.3 The SHLAA has evolved since its first iteration in 2008/9. The identification of sites in the SHLAA does not imply that a site will be allocated for development, or that planning permission will be forthcoming.
- 5.4 This Paper focuses on the sites identified in the SHLAA at and surrounding Botley Village and Boorley Green, and those sites immediately abutting the eastern edge of Hedge End.
- 5.5 Therefore, this Paper considers the Botley Site Assessments set out in Appendix to the SHLAA (HOU010d) together with the Botley Map of identified sites.
- 5.6 There are 29 sites included in the Botley site assessments
- 5.7 a **SHLAA-3-1-U: Woodhouse Lane and Grange Road.** This site lies on the eastern edge of Hedge End in Broad Oak yet is within Botley Parish. The site lies in the Local Gap between Hedge End and Botley, as proposed in Policy S8 of the submitted 2016-2036 Local Plan. Therefore, the development of this site for built form would be in conflict with a policy that is likely to form part of the statutory Local Development Plan in 2020. The site comprises open storage, commercial buildings and a petrol station.
- b It is the Parish Council's view that this site should not be redeveloped for housing and should remain only for employment use and at the current intensity of use.
- 5.8 a **SHLAA-3-2-U: High Street, Botley.** This site is located to the immediate south of Botley High Street. The site is irregular in shape, set partly with the Conservation Area and lies within the setting of Listed Buildings. The

site comprises of public and private car parking and a commercial building. The site has poor vehicular access.

- b These constraints would be difficult to overcome, and development here would require the relocation of the existing uses and the loss of car parking and employment, which is essential to the future security of the retail and hospitality providers around The Square. Any development here would have to be small-scale and very sensitively designed in order not to have adverse impacts on the Conservation Area, the setting of the Listed Buildings and the High Street.
  - c The Parish Council does not support this site for housing development.
- 5.9
- a **SHLAA-3-4-C: Land north of Hedge End.** This site lies to the north of Hedge End and has a frontage onto the B3354, Winchester Road. The site lies in the open countryside and essentially in the Local Gap between Botley and Boorley Green, as proposed in Policy S8 of the submitted 2016-2036 Local Plan. Therefore, the development of this site for built form would be in conflict with a policy that is likely to form part of the statutory Local Development Plan by 2020.
  - b The land to the south of this site, annotated in the SHLAA as site 3-37-C, has been granted planning permission on appeal for 680 dwellings. The existence of this permission raises the level of importance of the role site 3-4-C plays in the Local Gap between Boorley Green and Horton Heath. Also, development here would have adverse impacts on the landscape and the highway infrastructure, particularly Winchester Road.
  - c The Parish Council does not support this site for housing development.
- 5.10
- a **SHLAA 3-7-C: Land between Maddoxford Land and Crows Nest Lane.** In the planning application submitted on this SHLAA it is described as Land off Crows Nest Lane. The site lies to the south of the major residential development of about 1400 dwellings under construction on the Botley Golf Course site. Planning permission has been granted for 50 dwellings (O/16/78389) and the Reserved Matters application (RM/18/83875) is also permitted. Strategic high-pressure pipelines lie to the east and south. Local Gap status removed in 2017. The site appears as a commitment in Policy DM24 of the submitted 2016-2036 Local Plan, providing 50 dwellings.
  - b This development is immediately to the east of the development on SHLAA 3-39-C (see 5.36).
  - c The Parish Council had concerns about this development and it will be important that all the planning conditions laid down are met in full.

- 5.11 a **SHLAA-3-8-C: Land west of Uplands Farm.** In the planning application submitted on this SHLAA it is described as Land north east of Winchester Street. This site lies to the east of Botley Village between Winchester Street and the railway line. The Parish boundary delineates the eastern boundary of the site. The land is open countryside in use for agriculture.
- b This site is allocated for housing under the provisions of Policy BO2 of the submitted 2016-2036 Local Plan to provide up to 375 dwellings, plus infrastructure. In January 2019 there was a Resolution to grant planning for up to 375 dwellings (planning application O/18/83698).
- c Whilst the Parish Council accepts that the site is in a generally sustainable location, there are significant local concerns regarding local facilities and services, including health care, and in relation to traffic congestion, air quality impacts, and so on. Therefore, it is essential that the requirements of the Policy (that is Items BO2 i to xix) are delivered in full. In addition, a financial contribution should be required from the developer towards the Botley Bypass and the design and implementation of a highway and environmental improvement scheme in Botley High Street and at the Botley Mill area, under the provisions of item ii of the Policy.
- 5.12 a **SHLAA-3-10-C: Land east of Brook Lane.** This site is located to the south of the High Street in open countryside and in the important Local Gap between Hedge End and Botley, as shown in saved Local Plan Policy 3.CO. Whilst the site is not included in the proposed Botley to Hedge End Local Gap under the provisions of Policy S8 of the submitted 2016-2036 Local Plan (the eastern boundary of which runs along Brook Lane adjacent to the western boundary of this site) development here would nonetheless physically diminish the gap between the two settlements, would be isolated from other housing and would have significant adverse landscape and environmental impacts.
- b The Parish Council does not support this site for housing development.
- 5.13 a **SHLAA-3-11-C: Land east and west of Church Lane.** This is an elevated site, which straddles either side of Church Lane to the south of Botley and extends eastwards to the Hamble River. The land is detached from the built form of the Village and is in open countryside. The site lies within the Conservation Area. There are a number of designations across the site including the Solent Maritime Special Area of Conservation, the Upper Hamble and Woods Sites of Importance to Nature Conservation and the Solent and Southampton Water Wetlands protected by the Ramsar Convention. Access to the site and local facilities is poor. Development here would be contrary to the open character of the area.
- b The Parish Council does not support this site for housing development.

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- 5.14 a **SHLAA-3-12-C: Land east of Kings Copse Avenue.** This site lies on the western edge of Botley and within the boundary of The River Hamble Country Park, where it forms part of The Manor Farm Estate. The land lies in the Countryside, under the provisions of saved Local Plan Policy 3.CO and Policy S8 in the Local Plan 2016-2036 submitted for examination. The site is allocated for housing under the provisions of Policy BO3 of the submitted 2016-2036 Local Plan to provide 70 dwellings. At the Eastleigh Borough Council Local Plan Examination Matters 13 Hearing, held in January 2020, the Council agreed to increase the proposed dwellings to 120.
- b Whilst allocated in the submitted Local Plan, the Parish Council considers the development of the site would erode the essential gap between Hedge End and Botley and instead of being developed the site should be included in the identified Hedge End to Botley Local Gap under the provisions of Policy S8 of the submitted Local Plan. At the Local Plan Examination, the Inspector asked for clarification how much this proposed site extends into the River Hamble Country Park. At this time EBC have yet to respond in the main modifications to the Local Plan and the decision of the Inspector is not known. Also, Strategic high-pressure pipelines traverse the site and significant amounts of soft sand lie under the site.
- c In the Parish Council's view one important aspect if this site was developed would be the provision of allotments, as there are none in western Botley, and, if ground water levels permit, space for a new cemetery.
- d The Parish Council does not support this site for housing development.
- 5.15 a **SHLAA-3-14-C: Land east of Precosa Road.** This site lies on the eastern edge of Hedge End. The land lies in the Local Gap between Hedge End and Botley under the provisions of saved Local Plan Policy 3.CO. The site is partly located in the Hedge End to Botley Local Gap under the provisions of Policy S8 of the submitted 2016-2036 Local Plan. As such, development here would be contrary to the current and emerging Local Development Plan.
- b The Parish Council does not support this site for housing development.
- 5.16 a Adjacent to and to the west of SHLAA-3-14-C was a site with an application for 106 (103 net) dwellings (F/13/73606, Land east of Sovereign Drive and Precosa Road). Permission refused. Appeal successful for 103 dwellings. No activity after appeal won. Application permission expired 21/10/2017. New application F/20/87625 for 106 dwellings (104 net). Refused planning permission 28/09/2020.

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- b The site lies in open countryside. Part of the site is in the ownership of the Parish Council and is in use as a Recreation Ground and, therefore, this land is not available for development.
  - c The Parish Council does not support this site for housing development.
  
- 5.17
  - a **SHLAA-3-17-C: Land north of Marls Road.** The site is agricultural land and lies in the Local Gap between Hedge End and Botley under the provisions of saved Local Plan Policy 3.CO. The site is located in the Hedge End to Botley gap under the provisions of Policy S8 of the submitted 2016-2036 Local Plan. As such, development here would be contrary to the current and emerging Local Development Plan.
  - b The site would physically diminish the essential gap between Hedge End and Botley.
  - c The Parish Council does not support this site for housing development.
  
- 5.18
  - a **SHLAA-3-18-C: Land west of Cobbett Way.** This site is a predominantly flat agricultural field bounded by hedgerows, located south of Broad Oak. The land lies in the Local Gap between Hedge End and Botley under the provisions of saved local plan Policy 3.CO. The site is located in the Hedge End to Botley gap under the provisions of Policy S8 of the submitted 2016-2036 Local Plan. As such, development here would be contrary to the current and emerging Local Development Plan.
  - b The site would physically diminish the essential gap between Hedge End and Botley.
  - c The Parish Council does not support this site for housing development.
  
- 5.19
  - a **SHLAA-3-19-C: Garage off Broad Oak.** This site is located on the western edge of Botley, east of existing dwellings in Cobbett Way. As such the site lies within the built-up area of the Village. The site is brownfield, currently occupied by a car dealership. The site may be subject to contamination. It is understood that the site may lie in Flood Zones 2 and 3 and, therefore, may not be suitable for housing.
  - b The Parish Council considers that the site could be redeveloped for Class B1 (offices and light industry) use but not for Class C3 (housing), but the existing commercial car dealership would have to close or be relocated first.
  
- 5.20
  - a **SHLAA-3-20-C: Woodhill School.** This site is tucked away between Brook Lane, to the west, and the Botley Community Building, to the east, and was occupied by a private school till this closed in July 2019. It is understood that parts of the main school building are Grade II Listed, which would need

to be taken into account in any development. The site lies within the defined built-up area of Botley in the submitted 2016-2036 Local Plan.

- b The Parish Council considers that a low-density residential development with an emphasis on affordable housing may be a possibility, including conversion of the listed building. In the Parish Council's view one important aspect, if this site was developed, would be the acquisition of part of the current car park to form an additional parking area for the Botley Centre and a Park & Stride area for the Village Centre.
- 5.21
- a **SHLAA-3-21-C: Woodhill School.** This site lies to the south of site SHLAA-3-20-C, east of Brook Lane, on the western outskirts of the Village, south of the Recreation Ground. The site is no longer used following the closure of the school in July 2019. The site is well enclosed by mature trees except to the north. Only a small part of the site, in the north, lies outside Flood Zones 2 and 3, so development potential is limited. Access to the site is poor. The site lies within the defined built-up area of Botley in the submitted 2016-2036 Local Plan.
  - b The Parish Council considers that the site could be used for low-density residential development with an emphasis on affordable housing. In the Parish Council's view one important aspect, if this site was developed, would be the acquisition of part of the site to provide a footpath link between the Brook Lane end of Experimental Lane and the High Street Recreation Ground, thus providing a continuous public footpath between Hedge End and Botley.
- 5.22
- a **SHLAA-3-22-U: North of Broad Oak and west of Holmesland Lane.** This site, which is open agricultural land, is located north of Broad Oak on the western edge of the Village. The land lies in the Local Gap between Hedge End and Botley under the provisions of saved Local Plan Policy 3.CO. The site is located in the Hedge End to Botley gap under the provisions of Policy S8 of the submitted 2016-2036 Local Plan. As such, development here would be contrary to the current and emerging Local Development Plan.
  - b The Parish Council does not support this site for housing development.
- 5.23
- a **SHLAA-3-23-C: Land south of Winchester Road.** This site lies in Boorley Green. The site is triangular in shape bounded by the railway line to the west and Winchester Road in the east. The site lies to the south of site SLAA-3-37-C, which has planning permission for 680 dwellings granted on Appeal in November 2016. The railway line is likely to act as a significant noise constraint to development on this small site. On its own, development of the site would be isolated from the rest of Boorley Green and would be prominent in the landscape. The site is located in the Hedge End to Botley Local Gap under the provisions of Policy S8 of the submitted 2016-2036

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Local Plan. As such, development here would be contrary to the current and emerging Local Development Plan. It has located within the site Fairways, a group of light industrial units.

- b The Parish Council objects to the development of this site for housing but supports its continued use for employment in a light industrial setting.
- 5.24
- a **SHLAA-3-24-C: Land adjacent to the Peartree Public House.** This site comprises part of a pub car park and garden on the west side of the B3354 at Boorley Green. The site is reasonably well related to Boorley Green and is on a bus route. The site is currently annotated in the submitted 2016-2036 Local Plan as being in the countryside. It is noted that local services and facilities are already planned as part of the Botley Park Golf Course development.
  - b The Parish Council considers that the site could be used for low-density residential development with an emphasis on affordable housing.
- 5.25
- a **SHLAA-3-27-C: Grange Road.** This site lies north of Broad Oak in the Local Gap between Hedge End and Botley under the provisions of saved Local Plan Policy 3.CO. The site is located in the Hedge End to Botley Local Gap under the provisions of Policy S8 of the submitted 2016-2036 Local Plan. As such, development here would be contrary to the current and emerging Local Development Plan. Therefore, this site should not be allocated for development. Development here would significantly reduce the gap between Hedge End and Botley, both physically and visually.
  - b The site was previously offered to the Parish Council who rejected it for the above reasons.
  - c In 2017 this site was the subject of a Community Involvement Exercise by Persimmon Homes. Botley Parish Council attended the exhibition and lodged representations of objection. The application was withdrawn by the developer.
  - d The Parish Council does not support this site for housing development.
- 5.26
- a **SHLAA-3-28-C: Land south of Snakemore Lane.** This site is situated in the open countryside north of Boorley Green and south of Horton Heath. The land is unsustainable for development being isolated and remote from services and local facilities. Development here would erode the Local Gap between Boorley Green and Hedge End.
  - b The Parish Council does not support this site for housing development.

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- 5.27 a **SHLAA-3-30-C: Land at Denhams Corner.** In the planning application submitted on this SHLAA it is described as Land at Denham's Corner, Snakesmoor Lane. This site lies in open countryside to the north of Boorley Green, east of the B3354 and north of Snakemoor Lane. The land lies to the south-east of the edge of Horton Heath. Development here would be isolated from other built form and a prominent incursion into open countryside. The site is subject to a number of environmental constraints.
- b The Parish Council does not support this site for housing development.
- 5.28 a **SHLAA-3-31-C: Land at Ford Lake.** This site is located in the open countryside to the north of Boorley Green and south of Horton Heath. The site lies immediately to the east of the B3354 and north of Chancellors Lane. This site comprises the grounds of Ford Lake House and tennis court. Development here would be isolated from other built form and would be an incursion into open countryside, distant from local services and facilities. There are two Sites of Importance for Nature Conservation at Ford Lake, which could be impacted upon by housing development. This is a material consideration that would have to be taken into account.
- b The Parish Council does not support this site for housing development.
- 5.29 a **SHLAA-3-32-C: Land north of Broad Oak, Broadway Farm.** This site, which comprises residential, commercial and pasture uses, is located north of Broad Oak on the western edge of the Village. The land lies in the Local Gap between Hedge End and Botley under the provisions of saved Local Plan Policy 3.CO. The site is located in the Hedge End to Botley Local Gap under the provisions of Policy S8 of the submitted 2016-2036 Local Plan. As such, development here would be contrary to the current and emerging Local Development Plan.
- b This site had been offered to the Parish Council, who rejected it for the above reasons.
- c The Parish Council does not support this site for housing development but would consider some further development for commercial use.
- 5.30 a **SHLAA-3-33-C: Land north of Myrtle Cottage.** In the planning application submitted on this SHLAA it is described as Land at Oak Cottage, Winchester Road. The site currently occupied for residential use with part of the site used for storage. The site has direct access onto the B3345. To the east of the site is the Botley Golf Course development of 1,397 dwellings. To the west planning permission was granted on appeal for 680 dwellings. Therefore, the site will be surrounded by housing development. The site is allocated for housing under the provisions of submitted 2016-2036 Local Plan Policy BO4 to provide 22 dwellings.

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- b In June 2019 an application (F/19/85604) was made for 31 dwellings (30 net). A decision has not yet been made and has gone to Appeal for non-determination.
  - c In March 2021 an alternative planning application (F/21/89989) was made for 25 dwellings (24 net). Decision by Eastleigh Borough Council is pending.
  - d This site was offered to the Parish Council, but the Botley Neighbourhood Plan was not at a stage to assess the site. Subsequently, the Parish Council would have recommended the allocation of this site for housing.
  - e The Parish Council supports this site for housing development, but only for the 22 dwellings proposed in the Local Plan Policy BO4.
- 5.31 a **SHLAA-3-34-C: Land north of Hedge End Railway Station.** This site is located north of the railway line opposite Hedge end railway station. The northern boundary of the site abuts the B3342, Bubb Lane. The southern boundary of the site abuts the railway line. The eastern boundary of the site abuts other open agricultural land. The site lies in the open countryside and is in agricultural use.
- b The site is located in the Hedge End to Botley Local Gap under the provisions of Policy S8 of the submitted 2016-2036 Local Plan. As such, development here would be contrary to the current and emerging Local Development Plan.
  - c Just to the north of this SHLAA and abutting the Parish boundary around Denham's Corner there is already planning permission for 1,400 dwellings (possibly rising to 2,500) to the west of the Parish boundary in Horton Heath and Fair Oak within Eastleigh Borough. A further 2204 dwellings on five areas of land included in the 2020 Winchester City Strategic Housing and Employment Land Availability Assessment. Ultimately, this could amount to 2,907 new dwellings close to the northern and eastern boundaries of Botley Parish, which serves to re-emphasise the importance of preventing the coalescence of the settlements of Boorley Green, Horton Heath and Durley.
    - i Eastleigh Borough in the Fair Oak & Horton Heath Parish - Chalcroft Farm (O/14/75735), a development of 950 dwellings, a Primary School and a village centre.
    - ii Eastleigh Borough in the Fair Oak & Horton Heath Parish - Fir Tree Farm and Victoria Farm (O/16/79354), a development of 450 dwellings.
    - iii Eastleigh Borough in the Fair Oak & Horton Heath Parish - In December 2020 a new combined application for the Chalcroft and Fir Tree Farms (O/20/89498, for 2,500 dwellings) was made but is currently not determined.

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- iv Winchester City in the Durley Parish - land at Hill Farm, Netherhill (DU14) to accommodate 881 dwellings.
  - v Winchester City in the Durley Parish - land at Snakemoor Farm (DU07) to accommodate 705 dwellings.
  - vi Winchester City in the Durley Parish - land at Church Farm (DU09 and DU11) to accommodate 533 dwellings.
  - vii Winchester City in the Durley Parish - land at Quob Stables (DU13) to accommodate 85 dwellings.
- d The Parish Council did not support either of the Eastleigh Borough sites for housing development.
- 5.32 a **SHLAA-3-35-C: Land south of Long Garden Cottage, Winchester Road.** In the planning application submitted on this SHLAA it is described as Braxells Farm, Winchester Road. This site lies to the west of the B3354, Winchester Road, and is currently occupied by business, general industrial, storage and distribution uses. This site has the Botley Golf Course housing development of 1,397 homes to the east and land granted planning permission on appeal for 680 dwellings to the west and, therefore, will be surrounded by housing development. The site appears as a commitment in Policy DM24 of the submitted 2016-2036 Local Plan providing 14 dwellings. Planning application (F/17/80382) for 14 dwellings and a further application (F/19/85038) for 4 dwellings has been granted and the development is now completed.
- b The Parish Council did not object to this site being brought forward for development, given its immediate context.
- 5.33 a **SHLAA-3-36-C: Land adjoining Holly Tree Farm.** This site is located in open countryside to the east of Boorley Green, south of Maddoxford Lane. To the north lies the Botley Golf Course development of 1,397 dwellings. To the west lies two sites, SHLAA-3-39-C and SHLAA-3-7-C, both of which have planning permission for 50 dwellings each. Land immediately north of the site is allocated for housing under the provisions of submitted 2016-2036 Local Plan Policy BO1 to provide 30 dwellings. Further, there are Strategic High-pressure Pipelines within the vicinity, which is a material consideration.
- b The development of the site would be an undesirable incursion into open countryside.
- c The Parish Council does not support this site for housing development.

- 5.34 a **SHLAA-3-37-C: Land north of Hedge End and Railway Line.** In the Eastleigh Borough Local Plan it is described also as Land north east of Hedge End Station and in the planning application submitted on this SHLAA it is described as Land to the north west of Winchester Road. This triangular site lies to the north east of the railway line. The site's eastern boundary is delineated by the B3354, Winchester Road. The Botley Golf Course housing development of 1,397 homes lies opposite the site. The site is open countryside in agricultural use but is adjacent to a small light industrial site (Fairways, Winchester Road).
- b Planning permission was granted on appeal in 2016 for the erection of 680 dwellings on the site. The development is known as Boorley Gardens.
- c The Parish Council did not support this site for housing development.
- 5.35 a **SHLAA-3-38-C: Land south of Marls Road.** This site is located on the eastern edge of Hedge End and is currently open countryside. The land lies in the Local Gap between Hedge End and Botley under the provisions of saved Local Plan Policy 3.CO. The site is located in the Hedge End to Botley Local Gap under the provisions of Policy S8 of the submitted 2016-2036 Local Plan. As such, development here would be contrary to the current and emerging Local Development Plan.
- b The Parish Council does not support this site for housing development.
- 5.36 a **SHLAA 3-39-C: Land between Maddoxford Land and Crows Nest Lane.** In the planning application submitted on this SHLAA it is described as Land south of Maddoxford Lane. The site lies to the south of the major residential development of 1397 dwellings under construction on the Botley Golf Course site. The site has been granted planning permission for 50 dwellings (O/16/79600) and the Reserved Matters application (RM/19/84879) is lodged with EBC. A new application (F/19/84937) has been lodged for 86 dwellings and is awaiting decision. Strategic high-pressure pipelines to the east and south. Local Gap status removed 2017. The site appears as a commitment in Policy DM24 of the submitted 2016-2036 Local Plan providing 50 dwellings.
- b This development is immediately to the west of the development on SHLAA 3-7-C (see 5.10).
- c The Parish Council had concerns about the original development for 50 dwellings and it will be important that all the planning conditions laid down are met in full.
- d The Parish Council does not support the new application for 86 dwellings.

- 5.37 a Land to the east of site 3-39-C has been allocated for housing in the submitted 2016-2036 Local Plan under the provisions of Policy BO1 for 30 dwellings. A planning application for 104 dwellings (F/19/85178) was lodged in March 2019, then amended in July 2020 reducing the dwellings from 104 to 92. The application was refused in November 2020. The site is constrained by a high-pressure Strategic Jet Fuel Pipeline, that is subject to imminent replacement under a Development Consent Order. This may impact any development on this site and those adjacent to this site until the pipeline replacement works are complete.
- b The Parish Council does not support this site for housing development.

**6 Housing commitments in the Eastleigh Borough Local Plan 2016-2036 relating to Botley**

- 6.1 Submitted Local Plan Policy S3 Location of new housing states the Council proposes in S3 iii the development of approximately 5,680 dwellings on strategic sites and in S3iv approximately 4,400 dwellings on smaller sites that already have planning permission or will come forward as unidentified windfalls. No details are given regarding the location of the 4,400 dwellings. Two strategic sites relate to Botley, these being:
- a S3iii-d Boorley Green and Botley - 1,700 dwellings; and
- b S3iii-f Land north of Hedge End Station - 680 dwellings.
- 6.2 In the Main Modifications to the Local Plan Policy MM8 changes S3iii to show the development of approximately 4,460 dwellings on strategic sites and S3iv to approximately 1,570 dwellings on smaller sites that already have planning permission or a Council resolution to grant permission or carried forward allocations or identified sites within the urban edge. No details are given regarding the location of the 1,570 dwellings. Three strategic sites relate to Botley, these being:
- a S3iii-c Land north east of Winchester Street (Uplands Farm) - 375 dwellings;
- b S3iii-d Land north and east of Boorley Green - 1,400 dwellings; and
- c S3iii-e Land north east of Hedge End Station - 680 dwellings.
- 6.3 Submitted Local Plan Policy DM24 Housing Sites and Mixed Use Sites including housing with Planning Permission lists six sites in Botley, these being:
- a DM24-6 Land north and east of Boorley Green - 1,400 dwellings;
- b DM24-7 Land east of Sovereign Drive and Precosa Road - 103 dwellings;

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- c DM24-8 Crows Nest Lane, Boorley Green - 50 dwellings;
  - d DM25-9 Maddoxford Lane, Boorley Green - 50 dwellings;
  - e DM24-10 Land south of Long Garden Cottage - 14 dwellings; and
  - f DM24-11 Land north of Hedge End Station, Winchester Road 680 dwellings.
- 6.4 In the Main Modifications to the Local Plan Policy DM24 is changed by MM116 to show a new Policy title, this being Existing Greenfield Housing Sites with Planning Permission. Only three sites in Botley are listed, these being:
- a DM24-2 Crows Nest Lane, Boorley Green - 50 dwellings;
  - b DM24-3 Maddoxford Lane, Boorley Green - 50 dwellings; and
  - c DM24-4 Land south of Long Garden Cottage - 14 dwellings.
- 6.5 Submitted Local Plan Site Allocations for Local Areas includes four allocations in Botley for housing development, as part of the Hedge End, West End and Botley Local Area allocations. These allocations are:
- a BO1 Land south of Maddoxford Lane and east of Crows Nest Lane - 30 dwellings;
  - b BO2 Land west of Uplands Farm Botley - 300 to 375 dwellings;
  - c BO3 Land east of Kings Copse Avenue and east of Tanhouse Lane - 70 dwellings; and
  - d BO4 Land north of Myrtle Cottage, Winchester Road - 22 dwellings.
- 6.6 In the Additional Modifications to the Local Plan the description of the land in Policy BO2 is changed by AM67 to:
- a BO2 Land north east of Winchester Street, Botley.
- 6.7 At the Eastleigh Borough Local Plan Hearing for Matters 13 in January 2020 the Eastleigh Borough Officers agreed to increase the dwellings allocated in Policy BO3 from 70 to 120.
- 6.8 During construction of 14 dwellings on the Land south of Long Garden Cottage (Braxells Farm) permission was granted for a further 4 dwellings.
- 6.9 Other than for those described above the submitted Local Plan contains no other specific provisions for new housing development in Botley Parish.

- 6.10 It is important to acknowledge the impact of housing development on Botley. There are allocations for 2,741 (2,738 net after demolitions), although with the reduction of Boorley Park from 1,400 to 1,397 the actual figure is 2,738 (2,735 net) dwellings. There are 37 (34 net) completed dwellings, which are not part of the allocation. There are 56 (55 net) dwellings with Resolution to Grant, undetermined planning permission or undetermined construction status. Thus, there is a total of 2,831 (2,824 net) dwellings imposed on a Parish that in January 2013 had only 2,202 dwellings. Even with no further development dwellings in the Parish there will be a 128% increase in dwelling numbers over the next 20 years, so more than doubling the housing stock.

**7 Housing development sites completed, under construction or with undetermined applications from January 2013 to June 2020**

- 7.1 Botley Parish Council has carried out its own research to establish the number of sites and number of dwellings that have been granted planning permission, have been built, are under construction or have undetermined applications between January 2013 and June 2020, that is in a 6.5-year period.
- 7.2 The purpose of this research was to determine the amount of development permitted, built, under construction or potentially planned that Botley Parish is having to accommodate and absorb into its community. This allows the Parish Council to consider the implications of this quantum of development on the Parish both now, and in the future, and particularly in the context of further strategic development that the Borough Council may seek to allocate to the Parish.
- 7.3 Botley comprised of 2,202 dwellings in January 2013, 2,519 dwellings in December 2018 and 2,798 dwellings in June 2020. Currently the Parish has a population of approximately 5,100.
- 7.4 Housing development sites in Botley from January 2013 to June 2020 have been divided into four Schedules. Details of each site can be found in the Appendix pages 2-7.
- a Schedule 1: Completed construction - 51 (47 net) dwellings.
  - b Schedule 2: Under construction - 2,187 (2,185 net) dwellings.
  - c Schedule 3: Resolution to Grant or undetermined - 443 (442 net) dwellings.
  - d Schedule 4: Identified in Local Plan but with no planning application - 120 dwellings.

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- 7.5 These four Schedules total 2,765 (2,758 net) dwellings if the development on the land south of Maddoxford Lane is for 50 (net 49) dwellings but increases to 2,801 (2,794 net) if this development is for 86 (net 85) dwellings.
- 7.6 There are 29 sites with completed construction, underway or with permission granted amount to 2,238 dwellings (2,232 net).
- 7.7 Of the 29 sites 24 (82.8%) were for less than 10 dwellings with a total of 43 (39 net) dwellings. Small scale development of this type is typical of rural areas such as Botley Parish and can be reasonably well absorbed into the local community, without significant adverse impacts.
- 7.8 In stark contrast the remaining 5 (17.2%) sites amount to a total of 2,195 (2,193 net) dwellings.
- 7.9 The 5 sites in paragraph 7.8 are:
- a Land north and east of Boorley Green, the development known as Boorley Park, 1,397 dwellings, under construction
    - i At a build rate of around 50 to 100 dwellings per annum, the development of this site will take in the region of 14 years to complete during which time it will be progressively put the local highway network, local services and facilities under increasing stress.
  - b Land north west of Winchester Road, Boorley Green, the development known as Boorley Gardens, 680 dwellings, construction not started.
    - i This site was subject of planning application O/15/75953, which was refused by the Borough Council but allowed on Appeal in November 2016. The site is located to the west of the B3354 adjacent to the western edge of the built form of Boorley Green. Development here would, in effect, join the north-eastern edge of Hedge End to Boorley Green, effectively deleting the Local Gap between the settlements. The site currently has one reserved matters application approved for 301 dwellings, and a second for reserved matters application for 143 dwellings awaiting determination. The site is subject to an on-site Wastewater Treatment Plant, subject to deviation (12) amendment from the Appeal permission. The Parish Council objected to that change and requested an unsuccessful Secretary of State Call-In. Access to the Wastewater Treatment Plant is still the subject of an undetermined planning application.
    - ii Development of this site at a rate of 50-100 dwellings per annum would take around 7-13 years to build out during which time it will

progressively put the local highway network, local services and facilities under increasing stress.

- iii Botley Parish Council did not support development on this site and remains concerned about the environmental impact of surface water drainage and wastewater disposal.
- c Land east of Crows Nest Lane, Boorley Green, 50 dwellings, under construction.
  - i This site lies east of Crows Nest Lane on the south side of Maddoxford Lane. The Boorley Park development of 1,397 dwellings lies immediately north of Maddoxford Lane, opposite the site. The Parish Council objected to the planning application and requested a Secretary of State Call-In, which was unsuccessful. Strategic high and intermediate pressure pipelines lie within the vicinity of the site. The site appears as a commitment in Policy DM24 of the submitted 2016-2036 Local Plan providing 50 dwellings.
- d Land south of Maddoxford Lane, Boorley Green, 50 dwellings, construction not started.
  - i This site lies east of Crows Nest Lane site on the south side of Maddoxford Lane. The Boorley Park development of 1,397 dwellings lies immediately north of Maddoxford Lane, opposite the site. The Parish Council objected to the planning application and requested a Secretary of State Call-In, which was unsuccessful. The site has outline planning permission and Reserved Matters applications are progressing. Strategic high and intermediate pressure pipelines lie within the vicinity of the site. The site appears as a commitment in Policy DM24 of the submitted 2016-2036 Local Plan providing 50 dwellings.
  - ii There is a submitted parallel planning application relating to this site for 86 dwellings but at present no decision has been made.
- e Land south of Long Garden Cottage, Winchester Road, also called Braxells Farm, Winchester Road, 18 dwellings (net 17 dwellings), construction completed.
  - i This site lies to the west of the B3354, Winchester Road, and was occupied by business, general industrial, storage and distribution uses. This site has the Botley Park housing development of 1,397 dwellings to the east and land granted planning permission on Appeal for 680 dwellings to the west and, therefore, will be surrounded by housing development. The site appears as a commitment in Policy DM24 of the submitted 2016-2036 Local Plan providing 14 dwellings and subsequently had a further 4 dwellings included in the development. The development is now completed.

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- 7.10 The other 3 sites with a Resolution to Grant or an undetermined application together with the undetermined application for an additional 36 dwellings gives a total of 443 (442 net).
- 7.11 Taking the development on all the sites detailed in the three Schedules the number of dwellings in Botley will increase by up to 128%, more than doubling the size of the Parish.
- 7.12 The result of these developments proceeding to completion it is clear that Botley needs a lengthy period of consolidation to allow these sites to be built-out and to absorb new residents into the local community and for the necessary physical and social infrastructure and environmental improvements to be agreed, funded and delivered. The capacity of the Parish to accommodate any further housing development during the Plan period 2016-2036 is, in effect, zero, with the exceptions of non-allocated small-scale windfalls, small scale infill and small-scale entry-level exception sites (suitable for first time buyers, National Policy Planning Framework paragraph 71).

## **8 The Botley Neighbourhood Plan housing approach**

- 8.1 Housing Land Supply and Delivery Targets
  - a Botley Parish Council notes the Housing Land Supply and Delivery Targets in the Eastleigh Borough Local Plan 2016-2036, shown below:
    - i The Calculation of Five-Year Housing Land Supply for an Objectively Assessed Housing Need of 721 dwellings per annum indicates a 6.8 year land supply (see 4.20).
    - ii The Main Modifications to the Local Plan Policy S2 shows a delivery target of 13,166 new dwellings between 2018 and 2036, so requiring 731 dwellings per annum (see 4.22).
  - b Therefore, the Borough Council is now less likely to be the subject of off-plan speculative planning applications, using the provisions of paragraph 11 of the National Planning Policy Framework than it has in the past.
- 8.2 Commitments
  - a Details of the current housing commitments for Botley Parish are covered in detail in Section 6, but in summary these are:
    - i Under the Submitted Eastleigh Borough Local Plan 2016-2036 Botley Parish has a commitment to 2,741 (2,738 net) dwellings

although with the reduction of Boorley Park from 1,400 to 1,397 the actual figure is 2,738 (2.735 net) dwellings;

- ii since January 2013 37 (34 net) dwellings have been built that do not form part of the allocation; and
  - iii there are currently a further 46 (46 net) dwellings with Resolution to Grant or an undetermined application.
- b Having regard to the very large amount of development Botley Parish is going to have to accommodate in the period up to 2036 it is essential that all sites deliver the full quota of 35% affordable housing under Policy DM30 that is to say 35%. Also, the sites must provide or improve all the physical and social infrastructure needed to support the development and to deal with its impacts on the local community, its facilities, services, transportation, landscape and environment.
- c The building of up to 2,824 (net) dwellings in the period up to 2036 in a Parish that in January 2013 had only 2,202 dwellings will place immense strain on local services, facilities and infrastructure. Therefore, no further land should be allocated for housing development over and above the sites already in train. Small-scale appropriately sited employment development is likely to be supported.

### 8.3 Small Sites

- a The Parish Council acknowledges that small brownfield sites, infill sites and small windfall sites will inevitably come forward for development from time to time. It is accepted that such sites can make a useful contribution to the local housing stock and will be considered carefully on their merits regarding the overall vision of the Botley Neighbourhood Plan.
- b Since 2013 83% of new housing in Botley has or will be from small-scale development (see paragraph 7.7). These small developments can be absorbed into the local community.
- c The Parish Council has no objection to the continuation of this organic trend of small-scale brownfield, infill and windfall development, subject to complying with the relevant Development Management policies of the new Local Plan.

### 8.4 House Types and Densities

- a The Parish Council considers that the main house types needed in Botley are 1, 2 and 3 bedroomed dwellings, together with a proportion of smaller bungalows for which there is a particular need amongst older people who want to remain in the Parish in single storey accommodation. The AECOM Botley Housing Needs Assessment report states that to satisfy need around 53% of new developments should be 3-bedroomed dwellings and around

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30% should be 2 or 1-bedroomed dwellings. A summary of the AECOM Housing Need Assessment is shown in the Appendix pages 6-9.

- b In the 2016 community survey questions on house types revealed that of those expressing a definite view:
  - i 78.1% felt the need was for 1 or 2 bedroomed houses;
  - ii 46.3% felt the need was for 3 or more bedroomed houses;
  - iii 69.7% felt there was a need for retirement or sheltered housing although the age distribution of the respondents with 64.6% being over 60 years of age might have been an important contributor to this answer; and
  - iv 24.6% felt there was a need for more flats.
- c Densities should have careful regard to the context of a site and be designed to blend in with the existing density range and character of the area, particularly in the Conservation Area and within the setting of Listed Buildings. It should be noted that almost one-third of the Listed Buildings in the Borough lie within Botley Parish and protecting their setting from inappropriate development is a high priority.

### 8.5 Affordable Housing

- a The Parish Council has noted that Boorley Park was granted planning permission with 30% affordable houses. This compares unfavourably with the Borough Council's policy requirement of 35%, which is a shortfall of 70 affordable dwellings. Therefore, other developments should make up for this shortfall sooner rather than later.
- b All new sites must make as high an Affordable Housing contribution as possible. Policy DM30 of the submitted Local Plan requires the provision of 35% Affordable Housing on sites of 0.33 hectares in size or capable of accommodating 11 dwellings or more.
- c The AECOM's Botley Housing Needs Assessment report has identified that household affordability is an issue within the Parish, with even those earning median incomes being unable to afford a dwelling. There is a clear need for more Affordable Housing in the Parish in the period up to 2036.
- d In the 2016 community survey one question asked whether the respondents agreed or disagreed with the need for Affordable Housing for people with a local connection and of those giving a definite answer 87.4% agreed.
- e The Parish Council consider the Eastleigh Policy DM30 to provide 35% Affordable Housing should be a minimum and that this requirement should not be relaxed in negotiations with applicants and must address the shortfall that has been allowed at Boorley Park (see 8.5a).

8.6 Infrastructure

- a Botley has a reasonable range of local facilities and services for the existing size of the Parish. However, it does not have the necessary physical and social infrastructure to be able to accommodate strategic scale growth, including those sites which are already consented.
- b Going forward the Parish will be facing a series of major challenges in coping with the planned and likely proposed development of up to 2,773 new homes, plus brownfield sites, infill and windfall sites.
- c Nineteen key challenges have been identified and are as follows.

- i Education (nursery, primary, secondary and youth provision).

- Reasonable plans are in place to increase the number of places available for nursery, primary and secondary education but there is no clear plan to provide increased youth education and support.

- ii Health and social care facilities.

- Local provision of a satisfactory Primary healthcare system and NHS Dentistry fall well below that expected by the residents and whilst some plans are in place that might improve primary healthcare no plans are in place to increase access to NHS Dentistry. With the increasing portion of elderly residents their needs for appropriate social care and support will become an increasing challenge. The poor healthcare provision in Botley, which was not mentioned in the Eastleigh Borough Local Plan, was drawn to the attention of the Inspector during the Local Plan Hearings (see also Health & Wellbeing Paper paragraph 4.33) and a link to the full text of the Parish's Representations is shown below.

- <https://www.botley.com/np-evidence-base-2/send/84-np-evidence-base/1197-eb1p-matters-8-13>

- iii Public open green space.

- With increasing development, the availability of open green space that is both accessible and utilisable will become increasingly important both for the preservation of the environment and the health benefits to the residents. Much of this Green Space is in Local Gaps or in the Countryside (see also Infrastructure Paper Section 6). The Council made their Representations to the Inspector at the Hearings into New Developments in the Countryside (Policy S7) and the Protection of Countryside (Local) Gaps (Policy S8 because they felt these changes were inconsistent with the stated Vision and Objectives of the Local Plan. A link to the Representations made is shown below.

<https://www.botley.com/np-evidence-base-2/send/84-np-evidence-base/1197-eb1p-matters-8-13>

iv Wastewater drainage infrastructure.

The wastewater (sewerage) system is already failing in areas of the Parish and new developments must take this into account. The Parish Council remains concerned about the effectiveness and risks of On-Site Wastewater Treatment Plants, particularly in relation to breakdown of the Treatment Plant and leakage of excess nitrate into the ground water.

v Nitrate neutral development.

High levels of nitrates in the Solent area, are causing eutrophication (excessive growth of green algae) with a detrimental effect on marine and avian wildlife. Since April 2019 Natural England require developers to quantify nitrate level in the soil of the development area and mitigate any increase due to development, so as to achieve nitrate neutrality (for further details on Natural England's advice to Local Planning Authorities see link below). Ground disturbance of previous agricultural land by building may well increase the nitrate loss into the surface water, which would be an increased challenge is some of the development sites in the Parish. Natural England's advice is non-binding and Local Authorities can depart from it if they have clear and compelling reasons.

<https://www.havant.gov.uk/sites/default/files/documents/SolentNutrientAdviceV2June2019.pdf>

vi Surface water drainage.

With the extensive development occurring in the Parish over the next decade it is imperative that all developments have an effective plan to ensure surface water drainage remains unaltered from its state prior to the development and any mitigation is effective and sustainable. Further details concerning Sustainable Drainage Systems (SuDS) can be found in the Infrastructure Paper paragraph 9.4.

vii Protection of Strategic high and intermediate pressure pipelines.

Botley has a number of Strategic high and intermediate pressure pipelines of national importance transiting the Parish. These require protection from both current and future dwellings within the easement of the pipelines and for their future replacement, as will inevitably be required at some time. In the absence of an Eastleigh Borough Pipeline Policy Botley Parish Council has Pipeline Guidance. Further details concerning Strategic Pipelines can be found in the Infrastructure Paper

paragraph 9.8 and in the Pipelines Guidance (link to the Pipelines Guidance is shown below). The Parish Council is of the opinion that Eastleigh Borough Council should use Article 4 of the Town and Country Planning Act 2015 to withdraw Permitted Development Rights within the easement of Strategic pipelines.

<https://botley.com/np-evidence-base-2/send/84-np-evidence-base/1159-pipelines-policy-2019>

viii Roads, footpaths, bridleways and cycleways.

Development in the Parish will put increasing pressure on all of these. It will be important that future development enhances and, when possible, adds footpaths, bridleways and cycleways rather than damaging or reducing them. Further details can be found in the Infrastructure Paper Section 7.

ix Public transport.

The Parish Council is aware the local provision of bus services falls well below that expected by the residents and hopes that the Bus Companies can enhance the services so that more residents can use public transport rather than cars. Further details can be found in the Transport Paper section 9.

x Provision of high-speed Broadband to the door of all new dwellings.

The Parish Council believe that all new dwellings should have high speed Broadband connection to the door. This is of importance with the increasing use of home working to support the local economy and reduce transport problems and for those in full time or continuing education. Further details can be found in the Infrastructure Paper paragraph 9.1.

xi Provision of electric car charging points in all new dwellings with off-road parking.

The Parish Council believe that all new dwellings with off-road car parking should have an electric car charging point.

xii Provision of electric car charging points in public parking areas and local Petrol Stations.

The Parish Council is looking actively an installing electric car charging points in Mortimer Road Car Park and Botley Centre and will be looking at ways to install some charging points in the Square during its redevelopment. There are two electric car charging points in the BP Petrol Station on Station Hill, just outside the eastern boundary of the Parish, and hope that the Cooperative Petrol Station on Grange Road, just inside the western boundary of the Parish, will install electric car charging points.

- xiii Environmental improvements, especially in the High Street and around Botley Mill.
- Environmental improvements throughout the Parish are required and would be welcomed by local residents. For Botley Village to survive and prosper as a Destination Village the environment around the High Street and Botley Mill must be improved or those who use the shops, restaurants and public houses will go elsewhere.
- xiv Additional public parking in or close to the Village centre.
- A vital part of improvements around the Village Centre, if it is to survive and prosper as a destination, will be additional car parking within a reasonable distance of the shops, restaurants and public houses. Further details can be found in the Infrastructure Paper paragraph 10.5 and 10.6.
- xv Traffic management measures.
- For protection of the environment and Listed Buildings, reduction in emission and noise pollution, safety of pedestrians and children attending Botley Primary School and a pleasant environment for those visiting the retail and hospitality providers effective traffic management schemes will be of great importance.
- xvi Landscaping.
- The Parish Council feel that all new development should enhance the local landscape and not detract from it.
- xvii Protection of Heritage.
- A significant part of Botley's appeal is its heritage and Listed Buildings. Development must not endanger these in any way. Residents have requested Heritage Type Village signs to be erected at highway entry points to Botley Parish. This requirement is recorded in the Botley Community Investment Programme Priorities list held by Eastleigh Borough Council. The Parish Council will be actively considering the use of Heritage Story Boards, possibly linked to a Zappar App, around the Parish, but this would depend on securing grant support from for example the Heritage Lottery Fund.
- xviii Protection of biodiversity.
- The loss of agricultural land to development, poorly maintained public green spaces, ineffective mitigation of surface water run-off and wastewater disposal with a negative impact on nitrate neutrality runs a significant risk to local biodiversity. Future

development should not reduce biodiversity and, if possible, should increase this.

xix Public Art.

In October 2018 Eastleigh Borough Council held a Public Art Consultation, relating to Public Art in Boorley Green, being funded by developer Section 106 contributions. The event was well supported by residents.

- d i New development in the Parish will need to make appropriate contributions, in kind and/or financial, towards meeting the need for improved and/or new physical and social infrastructure generated by the proposed development. This must include contributions towards an environmental improvement scheme for the Village centre whose services and facilities new residents will utilise.
  - ii Such matters should be addressed through planning Conditions, Section 106 Agreements and Community Investment Levies, if appropriate. Such arrangements and legally binding commitments should be required to be completed prior to the granting of planning permission.
  - iii The Parish Council will expect an equitable allocation of monies from the New Homes Bonus Scheme and Community Infrastructure Levies.
- e The New Homes Bonus Scheme.
- i The New Homes Bonus Scheme was introduced by the Government in 2011. It matches the Council Tax raised over the first six years after new build, conversions or long-term empty dwellings brought back into use. Also, there is additional payment for the construction of Affordable Housing.
  - ii Local Councils are expected to consult with their residents, especially in communities where the housing stock has been increased, as to how these additional funds should be spent locally to improve the area. To date there does not appear to have been any consultation with Parish Councils or directly with residents of Eastleigh Borough.
  - iii However, Local Councils are entitled to allocate part of these funds to requirements other than directly improving the resources for local communities.
  - iv Further information on the New Homes Bonus Scheme can be found on the two web sites shown below.

<https://researchbriefings.parliament.uk/ResearchBriefing/Summary/SN05724>

<https://www.gov.uk/government/publications/2010-to-2015-government-policy-house-building/2010-to-2015-government-policy-house-building#appendix-8-new-homes-bonus>

- f The Community Infrastructure Levy (CIL).
- i The Community Infrastructure Levy (CIL) was introduced in the Planning Act 2008, as a charge on development. CIL Charging Authorities set the CIL levy using an agreed process and as part of this Neighbourhood Planning bodies can try to influence the CIL. The Charging Authority must allocate the Neighbourhood Portion of the CIL to the relevant Parish or Town Councils. When there is a made Neighbourhood Development Plan 25% of the CIL levy from the development in the Neighbourhood Area is payable to the Parish or Town Council and this cannot be capped by the Charging Authority. Without a Neighbourhood Plan 15% of the levy capped at £100 per dwelling is payable to the Parish or Town Council.
  - ii The liability is triggered by planning permission and becomes payable from the commencement of the development. It is intended to focus on the provision of new infrastructure rather than to remedy existing deficiencies unless these will be made more pronounced by the new development. The Neighbourhood Portion of the CIL can be used for a wider range of issues if these are concerned with addressing demands caused by development.
  - iii Examples of infrastructure include:
    - New, improved or safer roads and other transport facilities, including public transport and facilities to support walking and cycling;
    - School and other educational facilities;
    - Medical facilities;
    - Sporting, recreation and leisure facilities;
    - Open spaces;
    - Digital networks, and;
    - Affordable Housing (but only the Neighbourhood portion of the CIL and not the larger portion going to the Charging Authority).
  - iv As part of the Eastleigh Borough Local Plan 2016-2036 Submission draft the Borough Council are considering currently whether to introduce the CIL system. If this were to happen Botley Parish Council would expect to have access to those monies it is entitled to from the CIL.
  - v Further guidance on the CIL system can be found on the two web sites shown below.

<https://www.gov.uk/guidance/community-infrastructure-levy>  
<https://www.botley.com/np-evidence-base-2/send/84-np-evidence-base/945-locality-community-infrastructure-levy-guidance>

- g Eastleigh Borough Council has an approved Community & Infrastructure Priorities Programme for Hedge End, West End and Botley. This is controlled by the Hedge End, West End and Botley Local Area Committee. The current Schedule is attached can be found in the Appendix pages 10-16 and this version will be updated sometime in 2020. The schedule provides a helpful summary of some of the needs and requirements of Botley.

## **9.0 Conclusions**

- 9.1 National planning policies support the provision of additional housing supply, in sustainable locations.
- 9.2 Eastleigh Borough Council has submitted its 2016-2036 Local Plan to the Secretary of State for Examination. The Examination Hearings took place in December 2019 and January 2020. The Inspector has issued her initial report, that indicates changes are required. The current plan by the Council indicates they hope for adoption of the Plan in 2020, subject to the modifications being acceptable to the Inspector.
- 9.3 Eastleigh Borough Council can currently demonstrate a 5-year housing land supply, as required by the National Planning Policy Framework.
- 9.4 In the recent past, Eastleigh Borough has been the subject of a series of large-scale planning applications for housing, taking advantage of paragraphs 14 and 49 of the National Planning Policy Framework (2012) in circumstances where the Borough Council could not demonstrate a 5-year housing land supply. This resulted in planning permission for a total of over 2,000 dwellings, which constitutes planning-by-appeal. Provided the Submitted Local Plan is adopted this should no longer be the situation.
- 9.5 Botley Parish Council considers that it is making a more than proportional contribution towards meeting the housing needs of the Borough. Furthermore, the Council considers that there is a compelling need for a significant period of consolidation and infrastructure provision before any further large sites are developed.

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- 9.6 The delivery of the Botley Bypass will enable a major highway, traffic management and environmental improvement scheme to be implemented along the whole length of Botley High Street, for the benefit of the whole Parish.
- 9.7 With the adoption of the new Local Plan, possibly in late 2020 or more likely some time in 2021, and the making of the Botley Neighbourhood Plan together with Neighbourhood Plans for other communities in the Borough Eastleigh Borough Council will have an up-to-date statutory Local Development Plan. This Plan will guide and control new development in the Borough for the period up to 2036. This will provide a structured framework for the determination of planning applications and appeals in accordance with S38(6) of the Planning & Compulsory Purchase Act 2004.
- 9.8 In preparing its Neighbourhood Plan Botley Parish Council is cognisant of the legal requirement that a Neighbourhood Plan must be in general conformity with the strategic policies of the Local Development Plan. In relation to housing matters they believe that their Plan is in conformity with the relevant policies of the Submitted Local Plan.
- 9.9 Although the submitted 2016-2036 Local Plan is not yet part of the statutory Local Development Plan, it has nonetheless been used by the Parish Council, together with the National Planning Policy Framework and Planning Practice Guidance, to provide the planning policy framework within which the Botley Neighbourhood Plan has been prepared. This is because the Local Plan is at an advanced stage in its preparation and considerable material weight can be attached to it. It is also the most up-to-date expression of the policies and proposals of Eastleigh Borough Council for its area.

Approved	Botley Parish Council
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