

## BNP CHAIRMANS REPORT – 12<sup>th</sup> July 2023

(Including in appendix 1, notes/comments on both Holy Tree Farm and Flood mitigation)

### Current Status of BNP:

Statement:

The Botley Neighbourhood Plan has recently been screened by Eastleigh Borough Council and it was determined that, as the Plan allocates a site for future development, an SEA and HRA were required.

Eastleigh Borough Council provided initial feedback on the policies contained within the Screening Draft of the Plan and these comments are currently being incorporated into the "Regulation 14" or "Pre-submission Document" by Planet.

Once the 'Regulation 14 Neighbourhood Plan' has been finalised, it will then be ready for formal consultation.

This formal consultation takes a minimum of six weeks (eight weeks if during a holiday period) and must fulfil the following requirements:

- It must be publicised to all members of the Neighbourhood Plan area, surrounding parishes, statutory consultees and key stakeholders and must include details of how and when to make comments by.
- It must be provided to the Local Authority for their formal comments
- It must be available in hard copy for anyone who wants it and online for those that wish to access it this way

Once Regulation 14 has completed, the comments are considered, and action is determined. All comments are noted and the response to them is recorded.

The final "submission document" (Regulation 15) and its accompanying formal documentation is then completed prior to submission for examination to Eastleigh Borough Council.

Finally, it has been mentioned that the BNPC has not met since May of last year, this is due in part to Plan-et producing the 'screening draft' and its delivery to EBC in December of last year. Whilst these actions were in progress, there was nothing that a meeting of the BNPC could achieve as regular reports to the Council show.

That said, it is my intention to call a meeting of the BNPC as soon as we are in receipt of the Reg 14 plan so that the committee can review and provide a summary to the full PC so that we can move to the formal adoption of the plan to keep going forward.

I will of course update the Parish Council with further information when known.

Councillor Stephen Wildin

Chair, Botley Neighbourhood Planning Committee

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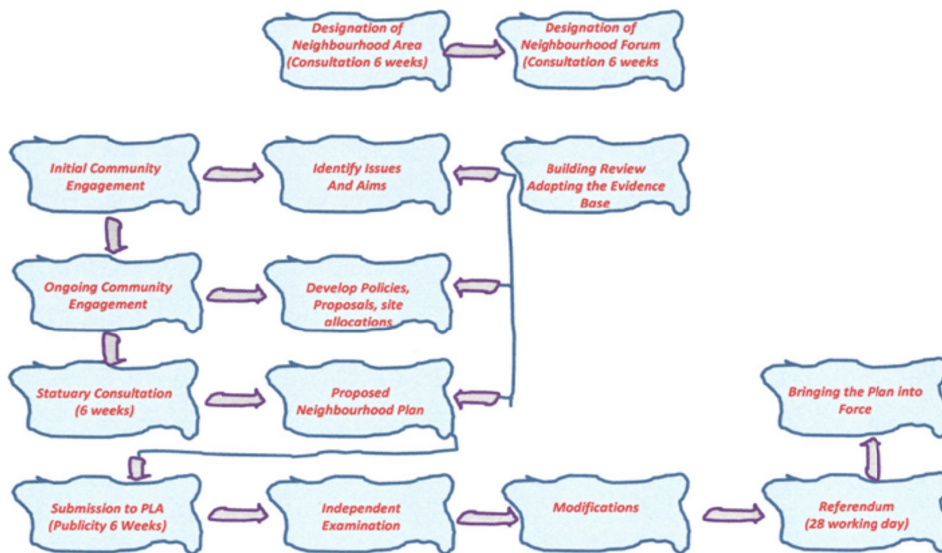
P.S.

During a recent 'zoom' meeting with myself, Councillor Mercer and our planning specialists Plan – ET, our discussions focused on the proposed 'settlement gaps' in Policy 5 of the BNP to ensure that they were in full compliance with revised settlement gaps as proposed in the adopted Eastleigh Local Plan.

We have therefore withdrawn the relevant policies in the BNP and agreed that the gap between Brook Lane and Western Botley is deemed as 'Countryside' which allows us to reinforce the Countryside Policy to strengthen the BNP. This action will also help with areas such as the zone adjacent to 'Curdridge'

**BOTLEY NP VISUAL PROCESS DIAGRAM**

2017



(Including in appendix 1, notes/comments on both Holy Tree Farm and Flood mitigation)

Appendix:

SHLAA-3-35-C: Land Adjoining Holly Tree Farm – Discussion Notes

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.

- a. 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.

COMMENTS TAKEN FROM EBC'S ADOPTED LOCAL PLAN

Land south of Maddoxford Lane and east of Crow's Nest Lane

Policy BO1, Land south of Maddoxford Lane and east of Crow's Nest Lane

1. An area of land to the south of Maddoxford Lane and the east of Crows Nest Lane, as defined on the policies map, is allocated for the development of at least 30 dwellings.
2. Planning permission will be granted provided that the detailed proposals comply with the Development Plan and address the following specific requirements:
  - a. the provision of housing of a range of type, size and tenure:
  - b. access shall be made from Maddoxford Lane:
  - c. the provision of pedestrian and cycle links within the site and to connect the site with nearby development along Maddoxford Lane:
  - d. Marshy Grassland, Botley Site of Importance for Nature Conservation (SINC) runs to the south and east of the development. Buffers of 20m will need to be kept free from development adjacent to the SINC and designed to maintain the hydrological flows and extend the habitat into the SINC:
  - e. to preserve water quality and flows into Ford Lake details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for outline or full planning permission:
  - f. ensure avoidance or mitigation of direct and indirect adverse impacts on habitats or species protected by legislation or identified as of principal importance within the NERC Act 2006 S41 lists, ensure routes remain open within the Railway Priority Biodiversity Link for Wildlife dispersal and that there is a net gain in biodiversity:

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g. examination of the potential for the relocation of the overhead power line crossing the site in order to optimise the site's development potential:

h. the development should be designed and landscaped to provide an appropriate settlement edge and should retain and reinforce existing boundary hedgerows and tree belts:

and

i. occupation of the development is phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider:

This site comprises land on the southern side of Maddoxford Lane and to the east of Crow's Nest Lane, currently in agricultural use. The site is defined by mature tree and hedge planting and an overhead power line crosses the North Western corner of the site. Two adjacent field parcels have been the subject of recent outline planning applications.

The site is likely to be able to accommodate at least 30 dwellings. A lower density than the adjacent consented sites is envisaged to allow a softer rounding off of the settlement.



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*Interesting if this application gets permission or wins at appeal, given that the site does not form part of the adopted EBC Local plan, an adequate 5-year land supply exists, and an application on land adjacent by Bloor Homes was dismissed at appeal, with strong comments by the inspector re further development.*

*The site is within the countryside, and is contrary to policy S7 in the adopted local plan 2016 - 2036<sup>1</sup>*

## BNP-Policy Eleven: Flood Mitigation

- New development, (excluding extensions to dwellings and changes of use), will only be permitted if it incorporates Sustainable Drainage Systems (SuDS). Wherever feasible, naturalised filtration should be included within the treatment train as set out in Policy DM6 of the Eastleigh Borough Local Plan
- When selecting the means of surface water disposal priority must be given to the use of Sustainable Drainage Systems (SuDS).
- New development proposals will be required to incorporate Sustainable Drainage Systems, as part of the design of new housing and commercial development and indicate how such schemes will be managed and maintained
- New development proposals will be required to provide appropriate design statements showing the method of discharge of surface water flows
- Flood risk from surface water flows should be managed using Sustainable Drainage Systems (SuDS) and the method of discharge should be as high up the following hierarchy of drainage options as is possible, where other options have been proved not to be viable:
  - Infiltration into the ground:
  - Drainage to a surface water body:
  - Drainage to a surface water sewer, highway drain; or
  - another drainage system.
  - Drainage to a combined sewer.
- Development is expected to take opportunities to reduce flood risk and create betterment.
- Geotechnical investigations are advised prior to developing a drainage strategy and, if any uncertainty exists, adequate space for attenuation and storage systems to restrict the rate of surface water runoff must be provided

Councillor Stephen Wildin

Chair BNPC

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<sup>1</sup> Comments taken from information provided by Graham Hunter

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