

Friday, 2 June 2023

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

will meet on
Monday, 12 June 2023

beginning at

7:00 pm

in the

The Berry Theatre, Wildern Lane, Hedge End, SO30 4EJ

TO: Councillor Cynthia Garton (Chair)
Councillor Janice Asman (Vice-Chair)

Councillor Ian Corben
Councillor Barry Du-Crow
Councillor Richard Gomer
Councillor Leigh Hadaway
Councillor Keith House

Councillor Dave Kinloch
Councillor Rupert Kyrle
Councillor Derek Pretty
Councillor Bruce Tennent
Councillor Jane Welsh

Staff Contacts: Nikki Dunne, Democratic Services Officer, 02380 688298
Email: nikki.dunne@eastleigh.gov.uk. Please email
Democratic.Services@eastleigh.gov.uk to register to speak
before the meeting.

Kitty Budden, Local Area Manager Tel: 023 8068 8266; Email:
kitty.budden@eastleigh.gov.uk

JOANNE CASSAR
Service Director – Governance and Support (Monitoring Officer)

Copies of this and all other agendas can be accessed via the [Council's website](#)
as well as in other formats.

Members of the public are invited to speak on general items at the start of the meeting,
and on individual agenda items at the time the item is discussed. To register please
contact the Democratic Services Officer above. This meeting will be recorded and
published on the Council's YouTube channel.

Please also be aware that the filming, audio recording, photography and use of social
media is permitted at meetings open to the public. We ask that you notify the Chair or
Support Officers in advance so that all attendees can be notified, and reasonable facilities
can be provided. More information can be found [here](#).
Please note that Councillors will be using tablet devices to access meeting papers.

AGENDA

1. Apologies

2. Declarations of Interest

Councillors are invited to declare interests in relation to items of business on the agenda. Any interests declared will be recorded in the Minutes.

3. Minutes (Pages 5 - 10)

To consider the Minutes of the meeting held on 30 January 2023.

4. Public Participation

You can submit questions in advance of the meeting to the following email address: democratic.services@eastleigh.gov.uk. The deadline for submissions is **12pm on Friday 9 June**.

Please let us know if you wish to attend the meeting. **PLEASE DO NOT ATTEND IF YOU HAVE ANY COVID-19 SYMPTOMS.**

5. Chair's report

6. Local Area Manager's Report

7. Presentation on Planning Guidelines

8. Planning Application - THORNEYDOWN FARM, MOORHILL ROAD, WEST END, SOUTHAMPTON, SO30 3AY (Pages 11 - 36)

Change of use of land for the siting of touring caravans, motorhomes and tents including a small amenity block and the terracing of the site to accommodate roads, parking and pitches (where appropriate) (F/22/93970)

9. Planning Application - MOORGREEN FARMHOUSE, MOORGREEN FARM, BURNETTS LANE, WEST END, SOUTHAMPTON, SO30 2HH (Pages 37 - 48)

Conversion of first floor of existing detached garage to C1 AirBnB. (F/23/95117)

10. Street Naming Report (Pages 49 - 56)

11. Area Action Plan 2023-2024 (Pages 57 - 66)

12. Annual Review (Pages 67 - 74)

13. Financial Management (Pages 75 - 82)

14. Appointments to regulatory panels, other groups and outside bodies (Pages 83 - 92)

15. Planning Appeals

The Legal Services Manager to report:-

- (a) that the following appeals have been lodged:-

1 RAILWAY COTTAGE, ALLINGTON LANE, WEST END,
SOUTHAMPTON, SO50 7DE

Appeal against the Council's refusal of the erection of end of terrace 3-bedroom dwelling following demolition of existing side outbuildings. Single-storey rear extension to existing retained property following demolition of conservatory. (F/22/93388)

68 CHALK HILL, WEST END, SOUTHAMPTON, SO18 3DB

Appeal against the Council's refusal of the extension of basement level to rear with ground and first floor rear extensions including terrace. (H/22/93889)

REAR OF 82 ST JOHNS ROAD, HEDGE END, SOUTHAMPTON, SO30 4DF

Appeal against the Council's refusal of the erection of a detached four-bedroom bungalow provided with associated access, car parking, amenity space and storage facilities. (F/22/93003)

- (b) that the following appeals have been part allowed and part dismissed:-

LAND TO THE EAST OF LITTLE HATTS RECREATION GROUND,
TICKNER CLOSE, BOTLEY, SO30 2SW

Appeal against an enforcement notice issued by Eastleigh Borough Council for the breach of planning control as alleged in the notice without planning permission, the material change of use of the land from agricultural use to a mixed use of agriculture, equestrian, the stationing of caravans and non-agricultural business use and storage. (EA/20/87572)

- (c) that the following appeals have been dismissed:-

77 ELLIOT RISE, HEDGE END. SO30 2RW

Appeal against the Council's refusal of the fell of one birch tree. (T/22/92244)

HATTS COPSE FARM, BROOK LANE, BOTLEY, SO30 2ER

Appeal against the Council's refusal of Prior Notification application under Class Q for the change of use from Agricultural Buildings to 2no. Dwellinghouses (Use Class C3) (PN/22/93479)

DATE OF NEXT MEETING
Monday, 25 September 2023 at 7:00 pm
In the The Berry Theatre, Wildern Lane,
Hedge End, SO30 4EJ

Your Council's electronic news service - e-news -

Please use the link above to register your email address with the Council and keep up to date with what's happening in the Borough. Simply select your topics and we will send you email updates with news as it happens including new Council Jobs, What's On, Recycling, Transport plus lots more.

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

Monday, 30 January 2023 (7:00 pm – 9:35 pm)

PRESENT:

Councillor Garton (Chair); Councillors Asman, Corben, Gomer, Hadaway, House, Kinloch, Kyrle, Pretty and Welsh

Apologies for absence were received from Councillors Bearder and Tennent

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

166. DECLARATIONS OF INTEREST

There were no declarations of interest in relation to items of business on the agenda.

167. MINUTES

RESOLVED -

That the Minutes of the meeting held on 10 October 2022 be confirmed and signed by the Chair as a correct record.

168. PUBLIC PARTICIPATION

There was no public participation on this occasion.

169. CHAIR'S REPORT

The Chair welcomed everyone to the first Hedge End, West End and Botley Local Area Committee meeting of 2023 and the first meeting in a new venue, The Berry Theatre!

Boorley Park Community Buildings

The Chair was pleased to announce that on the 3 January, Botley Parish Council opened the Boorley Park Community Centre and Sports Pavilion to the public. Following the transfer of the buildings from the developer to Eastleigh Borough Council, the Council and the Parish Council have worked closely together to ensure the buildings were ready for public use. The two buildings offer a range of classes and activities for residents, and different sized spaces for the community to hire. For information regarding what's on, or to enquire about hiring facilities, please contact Botley Parish Council.

West End Heritage Markers

The West End Heritage Marker public art project has now been completed, and the 3 attractive double-sided markers have been installed in different locations along the West End High Street. They illustrate some of the village's local history, celebrating notable people from West End, and have been well received by residents and visitors to the village centre.

Maunsell Way Bridleway

Following the success of the Tollbar Way to Shamblehurst Lane bridleway clearance by the Council's Streetscene team last year, the Council in collaboration with Hampshire County Council, will be undertaking clearance of an additional section of bridleway, located to the east of Maunsell Way. This work is due to be completed before the beginning of March and will enable horse riders and walkers to use the bridleway safely.

170. PRESENTATION ON PLANNING GUIDELINES

The Senior Planning Officer gave a short presentation on guidelines that had to be taken into account when determining planning applications; in particular the issues that could, and could not, be taken into account. This was set against the broader policy framework.

171. PLANNING APPLICATION - UNIT 2, STRATEGIC PARK, COMINES WAY, HEDGE END

The Committee considered the report of the Executive Head of Planning and Economy (Agenda item 7) concerning an application for the change of use of B1(a) office space, B1(b) research and development and B8 storage space into class E(g) and B2/ B8 general industrial / storage or distribution space. Installation of new sectional shutter and pedestrian doors on the south elevation and photovoltaic panels on the roof. Associated external alterations to include relocation of external plant, erection of an acoustic fence, and landscaping. (amended description). (Ref: F/22/93417).

RESOLVED -

That permission be GRANTED with conditions recommended in the committee report.

[NOTE: The Planning Consultant on behalf of the applicant spoke in support of the application stating that a 3 metre acoustic fence had been installed following a public consultation to reduce any noise.]

172. PLANNING APPLICATION - HILLTOP, PINEWOOD PARK, SOUTHAMPTON, SO19 6AL

The Committee considered the report of the Executive Head of Planning and Economy (Agenda Item 8) concerning the change of Use from C3 Dwelling House to C2 Residential Care Home for 6 Adults with Learning

Disabilities and Autistic Spectrum Disorder, with internal alterations to property. (Ref: F/22/93935)

RESOLVED –

That permission be REFUSED as follows:

The proposed change of use, from C3 dwellinghouse to C2 Care Home, by reason of its countryside location, is isolated from necessary amenities, and sustainable public transport links, which would have a detrimental impact upon the amenity and quality of life for future end occupier(s). Thus the proposals would be contrary to Policies DM1 and DM13 of the Eastleigh Borough Local Plan (2016-2036), the Council's adopted 'Accommodation for Older People and Those in Need of Care' SPD (2011), and the provisions of the National Planning Policy Framework (2021).

[NOTE: Three members of the public and a neighbouring Ward Councillor spoke in objection to the application, citing concerns - including but not limited to – loss of privacy to neighbouring properties, parking, lack of local amenities, not in keeping with locality and no public transport.]

173. VARIOUS ROADS TRAFFIC REGULATION ORDER (TRO)

The Committee considered a report by the Senior Engineering Specialist (Agenda Item 9) which detailed representations received in response to proposed waiting restrictions on various roads.

RESOLVED -

That the Hedge End, West and Botley Local Area Committee approved the making of a Traffic Regulation Order (as amended), the effects of which are to introduce waiting and parking restrictions in:

(1) A Traffic Regulation Order is made, the effects of which are to:

- a) introduce waiting and parking restrictions in Berry Close,**
- b) Crusader Road**
- c) Upper New Road removed from TRO**
- d) Allington Lane**
- e) Damen Close**
- f) Eden Road**
- g) Hayle Road**
- h) Hindmarch Crescent amended to 5m in each direction (3m in one instance for practicality reasons)**
- i) Holmesland Lane**
- j) Jasmine Road**
- k) Littlewood Gardens**
- l) Lyons Place reduced to 10 metres either side of tangent point of bend**

- m) Marls road,
- n) Romill Close reduced to NW spur only
- o) Severn Way removed from TRO
- p) Tamarisk Road TRO has not changed (but H bars will replace SYL on the ground across the two accesses to no 23).
- q) Trent Way
- r) Watson Court

(2) Remove waiting and parking restrictions in

- (a) Westward Road**
- (b) Harris Avenue**
- (c) Marls Road**
- (d) West Road**

as advertised on 4 November 2022.

[NOTE: A number of residents highlighted their concerns, comments and support regarding TROs for their roads, including a written statement.]

174. COMMUNITY GRANTS

The Committee considered a report by the Assistant Local Area Manager (Agenda Item 10). An amended recommendation was proposed to the Committee and has been appended to the minutes.

RESOLVED –

That the Committee approved the grants as set out in Appendix 1 to the main report; and approves the allocation of £11,000 to the Council's Health and Wellbeing team to secure additional Healthworks provision in the HEWEB area.

175. FINANCIAL MANAGEMENT

The Committee considered a report by the Local Area Manager (Agenda Item 11).

RESOLVED –

That this Committee approved:

- (1) the stated fees and charges for Itchen Valley Country Park for 2023; and**
- (2) the stated fees and charges at Hedge End Station car park for 2023.**

176. PLANNING APPEALS

The Legal Services Manager reported:-

(a) that the following appeals had been lodged:-

Hatts Copse Farm, Brook Lane, Botley, SO30 2ER

Appeal against the Council's refusal of Prior Notification application under Class Q for the change of use from Agricultural Buildings to 2no. Dwellinghouses (Use Class C3) (PN/22/93479)

7 Lynton Road, Hedge End, Southampton, SO30 4EY

Appeal against the Council's refusal of, without planning permission, the erection of a fence in excess of 1 metre in height above ground level and adjacent to the highway. (EA/22/94361)

(b) that the following appeal had been dismissed:-

27 Hobb Lane, Hedge End, SO30 0GG

Appeal against the Council's refusal of the demolition of existing conservatory, replacement of detached garage, two storey rear extension and front dormer to create first floor accommodation (amendment to approved application H/22/92357) (H/22/93179)

RESOLVED -

That the report be noted.

M6975

This page is intentionally left blank

HEWEB – Hedge End, West End and Botley Local Area Committee – 12 June 2023

Application Number: F/22/93970
Case Officer: Summer Sharpe
Received Date: 11 October 2022
Site Address: Thorneydown Farm, Moorhill Road, West End, Southampton, SO30 3AY
Applicant: Messrs J & J Mobey (JM Leisure)
Proposal: Change of use of land for the siting of touring caravans, motorhomes and tents including a small amenity block and the terracing of the site to accommodate roads, parking and pitches (where appropriate).
Recommendation: Refuse

REASONS FOR REFUSAL:

- 1) The proposed change of use of land to site 33no. caravans/ motorhomes/ tents, and the introduction of permanent amenity block by reason of its prominent siting and excessive dimensions, would result in an unacceptable urbanising impact which would be detrimentally harmful to the countryside and settlement gap, thus the proposals would be contrary to Policies S5, S6, DM1 and DM36 of the Eastleigh Borough Local Plan (2016-2036), and the provisions of the National Planning Policy Framework (2021).
- 2) In the absence of a planning obligation to secure financial contributions towards local transport improvement, bus infrastructure and pedestrian and cycle links the proposal is unacceptable, contrary to Policies S11, S12, DM13 and DM38 of the Eastleigh Borough Local Plan (2016-2036) and the provisions of the National Planning Policy Framework (2021).
- 3) Failure to adequately demonstrate that the required level of staff and visitor parking can be provided on site. The proposals are therefore contrary to Policies DM1, DM13 and DM14 of the Eastleigh Borough Local Plan (2016-2036), and the provisions of the NPPF (2021).
- 4) Insufficient information has been provided with regard to the proposed surface water drainage system, foul drainage and peak rainfall allowances to ensure that there would be no adverse impact in terms of flood risk, drainage and water quality of the adjoining watercourses. This is further worsened by the lack of buffer to the southern watercourse. The proposals are therefore contrary to the requirements of DM3, DM6, DM8 and DM11 of the Eastleigh Borough Local Plan (2016-2036), and the provisions of the National Planning Policy Framework (2021).
- 5) The application fails to provide the required mitigation to offset the impacts of the development upon the European protected Solent Complex (SPA, SAC and Ramsar sites), River Itchen (SAC) and New Forest National Park (SPA, SAC and Ramsar

sites) from additional recreational pressure and nitrogen loading generated by the residential nature and additional sewage resulting from the development. The proposal is therefore contrary to the requirements of Policy DM11 of the Eastleigh Borough Local Plan 2016-2036, the provisions of the NPPF (2021) and the Conservation of Habitats and Species Regulations 2017 (as amended).

INFORMATIVES:

Note to Applicant:

The application was refused following the assessment of the following plans: Illustrative Sections Touring Caravans 07 Rev A, Illustrative Masterplan Touring Caravans 06 Rev D, Figure 12 Landscape Strategy Plan 05 Rev A, Right Turn Junction General Arrangement Layout 6879-SMA-00-XX-DR-C-000-001 Rev P04, Tree Survey and Tree Constraints Plan 5646-23 Rev B, Communal Facilities – Proposed Floor + Roof Plans 17115 85 P1, Communal Facilities – Proposes Elevations 17115 86 P1, Site Location Plan AY.02C203425.00, Proposed Touring Park Combined Drainage Layout 2000.0016 103 P1, Figure 4 Site Appraisal Plan 04, Proposed Touring Park Site Levels 2000.0016 101 P1, Proposed Touring Park Disabled Pitches and Access Routes 2000.0016 102 P1, Figure 1 Site Context Plan 01, and Proposed Touring Park With Access Off Moorhill Road 2000.0016 100 P1. In accordance with paragraph 38 of the National Planning Policy Framework (2021), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Report

1. This application has been referred to Committee by Councillors; House, Corben and Garton.

Site Characteristics and Character of the Locality

2. The application site comprises a 1.6hectare piece of land situated to the north of Charles Watts Way, and east of Moorhill Road (A27), which connect at the Kanes Hill roundabout, to the south-western corner of the application site, due west of junction 7 of the M27.
3. The application site would be accessed via Moorhill Road to the west and falls within an area designated as countryside and located within the Hedge End, West End and Southampton settlement gap. The settlement gap description is as follows: *C8 - Boundary Lakes Golf Club is aligned to the Ageas Bowl Cricket Complex and wraps around the boundary of the M27 and Charles Watts Way, rising from low ground in the north to higher ground along the A27 Moorhill Road. The retained natural woodland features, combined with the openness of the golf course, provides a clear sense of separation between Hedge End and West End/Southampton settlement edge.*

4. To the north of the application site is open designated countryside with varying topographical levels. To the north-east is Thorneydown Farm, golf course and outskirts of the Ageas Bowl. To the south is Charles Watts Way, further south is Strategic Park and residential properties. To the west is Moorhill Road (A27). Further west is Moorhill Gardens comprising residential properties, further residential is also located off of Thornhill Park Road, to the north-west of Kanes Hill Roundabout.

Description of Application

5. The application proposes the change of use of land to accommodate 33no. touring caravans, motorhomes and tents, whereby the site falls within the countryside and settlement gap.
6. The application also proposes an amenity block. This would be located fairly centrally and towards the southern boundary of the site. This would have an arch shaped footprint of approx. 160m². This would have a hipped roof which would have a maximum height of approx. 4.6m and would have an eaves height of approx. 2.5m.
7. The application also comprises alterations to A27 Moorhill Road to create a designated turning lane, and the creation of internal roads, hardstanding for parking and pitches, and some landscaping.

Relevant Planning History

Planning Application	Proposal	Decision
F/17/81667	Demolition of existing buildings and erection of detached 2 storey building comprising offices and storage area. Erection of detached workshop. Change of use to caravan sales and associated office and workshop. Formation of embankment	Refused (October 2017) Allowed at Appeal (August 2019)
LDC/18/83630	Use of site as an agricultural farm with associated buildings for storage of equipment and machinery.	Certificate Granted (December 2018)
LDC/19/85167	Lawful development certificate for proposed use: Change of use from agricultural land and buildings to a flexible commercial use	Certificate Refused (May 2019)
LDC/19/85860	Lawful development certificate for proposed use: Class R, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 allows the change of use from agricultural land and buildings to a flexible commercial use once the conditions has been discharged.	Certificate Refused (July 2019)
F/21/89882	Erection of 1no. detached four-bedroom dwelling with car parking and modified	Permitted (August 2021)

	vehicular access off Moorhill Road following demolition of existing dwelling	
O/21/90378	Outline planning application to demolish the existing buildings and erect 23 houses with car parking and new modified access onto Moorhill Road (Phase 1).	Withdrawn (August 2021)
DC/21/90985	Discharge of condition 2 (method statement), 3 (materials), 4 (road safety), 5 (access design and visibility splays), 7 (arboricultural method statement), 8 (tree protection plan), and 9 (landscaping) for planning permission F/17/81667 - Demolition of existing buildings and erection of detached 2 storey building comprising offices and storage area. Erection of detached workshop. Change of use to caravan sales and associated office and workshop. Formation of embankment	Discharged (November 2021)
X/21/91541	Variation of condition 1 (approved drawings) of planning permission F/21/89882 for erection of 1no. detached four-bedroom dwelling with car parking and modified vehicular access off Moorhill Road following demolition of existing dwelling	Permitted (November 2021)

Representations Received

8. 8no. Objections have been received, summarised as follows:
- Additional traffic and road safety
 - Impact of proposals in terms of traffic with regard to the neighbouring Ageas Bowl events
 - Concern about activities taking place in terms of noise & disturbance
 - Unacceptable loss of strategic gap
 - Impact upon wildlife
 - Increase in noise and pollution
 - Proposed use is not compatible with the surrounding area

Consultation Responses

9. Hampshire Minerals & Waste (24 October 2022)
No objection.
10. EBC Arboriculturalist

Concern 13 April 2023:

It appears that the amended Tree Protection Plan has included 4no. new trees adjacent to the A27. However, no further details are provided, and it has not been demonstrated that they can grow to their full potential (whatever they will be). We

also have concerns that this area is outside of the redline.

Concern (Comments 8 November 2022):

The site is relatively tree-free, with any significant trees being on the boundaries. For the most part, this allows the site and the proposal to be pretty straightforward. However, there are a couple of points we'd like to make:

We are not overly happy with the tree removal on the A27. Especially as they are not proposing to replace them in that location (in this application). There have been a number of tree removals along this stretch of road over the last few years and, whilst individually justified, it has resulted in a significant change to the street scene. The landscape strategy states that the "trees [are] to be replaced as part of an existing planning permission for proposed road frontage screen planting". That is fine, but we will require that to be submitted as part of this application as well so that we can assess the application on its own merits.

We are cautious of the level changes proposed on site, especially on the southern boundary, close to the amenity block. Whilst in 2D, the tree protection fencing is workable, we are less sure when the levels are factored in. Ultimately, though, we do not have significant concerns for the tree that are close to this area – they are relatively small trees and do not provide significant amenity due to their position at the bottom of the slope. There are several other areas where the level changes may encroach on the construction exclusion zone, and these will need to be assessed.

11. EBC Landscape Officer

Objection - development is within designated Countryside and a settlement Gap as identified in the adopted Local Plan.

Comments 1 June 2023:

The rebuttals mainly seek to reiterate the applicant's position and, in my view, do not address the fundamental concerns raised. I support and reiterate the previous landscape objection.

Comments 28 October 2022:

Any development within these areas should be resisted as it is erosive and counter to Policy and will diminish the Gap by having an urbanising impact.

This is a sensitive site, and the main issue is the effect the proposal would have on the character and appearance of the area, with particular regard to its location within the strategic Gap. There are some obvious close views into the site, especially from the elevated A334 Charles Watts Way. There may also be longer distant views, especially from the north and east, although none were included in the Landscape and Visual Impact Assessment (LVIA). The site slopes significantly west to east and any proposed contouring requires careful review. Existing boundary vegetation plays an important role in softening the site.

Planning Statement

Firstly, there can be no guarantee that the siting of caravans etc. will be temporary. Not only can some year-round occupancy be anticipated but the size and bulk of modern caravans and dormobiles may have visual impact not dissimilar to static

lodges. Additionally, the proposals will adversely impact the landscape character since an open grass field that plays an active role in retaining separation between the urban form will be lost. Further, the proposed site layout requires significant terracing across the site which will alter the landscape form.

The current open grassland will be lost with the construction of access tracks, the amenity building, bin stores, a pumping station and caravan pitches combining to have an urbanising effect. The terraces are not gently graded, rather they are steep banks geometrically spaced across the site. These proposals fail to respect the character of the countryside.

It is anticipated that significant external lighting will be needed for the safe use of the caravan park, and this will further reinforce the change in character of this site.

LVIA

The visual appraisal views do not include any potential mid or long distance views from the north and west. These should be checked (Section 6.9 Table A includes only 3 close viewpoints). The summary of landscape character of the site fails to acknowledge that the grass field contributes to the open landscape character of the area. Whilst accepting existing vegetation, topography and existing development reduces potential views into the site, the summary of visual appraisal focusses only on close visual receptors.

This open 'agricultural field' contributes to the visual and physical separation between settlements. The combination of the proposed drives, communal facilities building, banking and internal geometric planting will fundamentally change the character of this piece of land.

Landscape Strategy Plan

The principles shown on this plan are generally acceptable, although details of the surfacing and means of enclosure should be added. Any external lighting should also be indicated. A green roof to the communal building would be preferred. Some of the planting clashes with the drainage proposals – Pitches 28 – 30 – the planting here would not be deliverable as the drainage Engineers indicate a large soakaway here.

Combined Drainage Layout

Check for clashes with planting – any planting must be deliverable.

Please check for any adverse impact on existing trees by the FW rising main adjacent the amenity block and the flow control chamber.

Will the route of the sewer connection to Moorhill Road adversely impact the planting on the adjacent site?

Sectional Plan

These sections illustrate the extent of cut and fill proposed and the change from an evenly sloping piece of land to terraced effect. Sections A1 and A2 show cut and fill within the boundary screening vegetation which is not acceptable as this will lead to loss of/damage to existing vegetation. The terraced banks will make establishing new planting more challenging.

Communal facilities – proposed elevations

This is a mundane building and further design detail is required. Please indicate roof finish, doors, height of brick plinth and further details on the type/colour of horizontal

boarding. A green roof would be preferred.

Visual Appraisal Plan

The visual envelope only covers near views. Longer distance views may exist from the north and east.

12. EBC Ecology Concern

Comments 15 May 2023

Ecology:

Illustrative Masterplan Rev D by Decimus Designs (March 2023)

I can see the existing marshy grassland on the northern edge of the site but the extent of this habitat with respect to the proposed site plan is not clear as the proposed other neutral grassland is in the same area with similar colours on the map. The retention of existing scrub vegetation along the northern boundary ecological buffer/green corridor is positive.

Campsite numbers 27-29 are proposed on top of the attenuation tank, which might not hold up under the weight of a motorhome or touring caravan and these are also in the path of the proposed exceedance flows so would not be appropriate for tent camping either.

In the Illustrative Masterplan, bonded gravel surfacing is shown on the access roads, which is not necessarily permeable paving.

Surface water drainage:

Combined drainage layout by Nola Design (April 2023)

Exceedance Flood Flow Routes by Nola Design (May 2023)

Technical response to ecology comments by Rob Collins, Nola Design (16/3/23)

The technical response states that: an area of marshy grassland identified in a separate consultation is proposed as a form of naturalised filtration for the site. This will receive all the surface water drainage from the site rather than the previous proposal of a 225m pipe to discharge water off site. This does not seem to be the case in the latest information and should be updated to reflect the layout in the Illustrative Masterplan. This area of marshy grassland looks to be higher elevation (indicative/proposed ground levels approximately 67 to 63) than the rest of the site (indicative/proposed ground levels lowest point 53), so how could this filter the runoff which would run downhill?

From this response the treatment train in the current proposal would then be:

Filter drains between the terraces and on access roads. These would comprise a perforated pipe within a stone-lined trench with the stone extending up to the surface and the pipe located somewhere below the surface.

The vegetated ditch along the northern boundary mentioned in this response also receives drainage from the car park and club house for Boundary Lakes Golf Course to the north and east of this site. The 8m stand-off buffer zone as described in section 5.39 of local policy DM6 will be required, as people will be living on site and their camping activities would have the potential to affect the watercourse.

Any malfunction of the private foul water sewage system could overflow into the surface water drainage system or into the drainage ditch on the southern boundary of the site.

The SuDS mitigation indices and pollution hazard indices have been compared, however unless all of the surface water drainage goes through all proposed

mitigations (currently listed as porous pavement and filter drains which are in different areas) the calculations are not accurate.

In the Illustrative Masterplan, bonded gravel surfacing is shown on the access roads, which is not necessarily permeable/porous paving.

Comments 11 January 2023

Ecology:

Additional information is still required; biodiversity enhancement recommendations and significant green infrastructure around the site must be strengthened, biodiversity management and enhancement plan including landscaping and benefit of wildlife would be required. An external lighting plan and a full botanical survey and invasive species survey would be required. The area of marshy grassland (shown in phot 4 of the PEA) may be a priority habitat and must not be developed or drained. The proposals, of a touring caravan site, in this location, would put more recreational pressure on Telegraph Woods SINC.

SuDS:

Above ground forms of naturalised filtration, exceedance flow routes, SuDs maintenance information and surface water drainage strategy are required.

Comments 9 November 2022

Ecology:

On site habitats were assessed as having the potential to support bats, breeding birds, badgers, hedgehogs, dormice, reptiles and stag beetles. The recommendations for mitigation in section 5 of the report (Preliminary Ecology Appraisal by Phlorum (Rev 3, September 2022) can be conditioned. However, biodiversity enhancement recommendations and significant green infrastructure around the site must be strengthened and agreed upon to provide net gain in accordance with local and national guidelines. A biodiversity management and enhancement plan which includes specific information on landscaping for the benefit of wildlife will be required.

The northern area of scrub and ruderal vegetation has been identified as a valuable wildlife habitat corridor and must be retained and enhanced. The landscape Officer, notes that significant external lighting will be needed for the safe use of the caravan park. This will have a negative impact on wildlife in the area. An external lighting plan will not give an accurate picture of the light level that would be introduced into this currently dark area, as campers also provide their own external lighting on their campsites.

Invasive plants have been identified on site. A full botanical survey and invasive species survey were not carried out at the latest site visit in February 2022, and many plants would not be visible during the winter. If there are invasive plants present on site, the movement of touring caravans can spread them to other areas. Touring caravans can also transport invasive species on the site from other areas. Invasive weed control by a suitably licenced contractor must be included in the management plan.

The area of marshy grassland (photo 4 of the PEA) may be a priority habitat and must not be developed or drained.

A touring caravan site in this location would put more recreational pressure on Telegraph Woods SINC to the north of the site and Wildern Local Natura Reserve to the east. There is a play area marking on the plan, but the site as proposed does not

provide any other communal open space for the occupants of the touring caravans. This will put more pressure on the surrounding areas of open space nearby.

SuDS:

The Drainage Statement notes that the underlying clays will not support infiltrations. As the site is 1.5ha, at least three forms of above ground naturalized filtration are required for all surface water drainage in line with Policy DM6.

This site will have pollutants from vehicle traffic and possible other pollutants that must be filtered out of the surface water drainage before it leaves the site. Water quality information must be provided.

13. EBC Policy

Objection (11 April 2023):

Thorneydown Farm is outside the urban edge and identified as countryside on the Policies Map. The site is within the settlement gap separating West End, Hedge End and Southampton. Policies S5 and S6 in the adopted Local Plan apply to any proposed development on this site. In addition, the site is in an area safeguarded for minerals and waste in the Hampshire Minerals and Waste plan (where development should not sterilise these resources).

Policy S5(1) sets out the uses appropriate in the countryside and S5(2) provides criteria for new development in these uses. Appropriate uses in policy S5(1) include outdoor recreation and open spaces; and community, tourist or visitor uses through the re-use of buildings. The use of the site for a touring caravan site and for motorhomes and tents is considered a tourism use, not a recreational use and therefore does not fall within the appropriate uses stated in policy S5.

Policy S5(2) provides further detailed criteria for development in the countryside including avoiding adverse impact on the rural and landscape character of the area. This is in accordance with national policy in the National Planning Policy Framework, paragraph 84(c). This states that 'planning policies and decisions should enable... sustainable rural tourism and leisure developments which respects the character of the countryside.' This is further strengthened in the policy text for the protection of settlement gaps, policy S6 in the adopted Local Plan.

As part of the preparation of the Local Plan, the borough's settlement gaps were reassessed to consider what changes were required to exclude land that did not meet the function of gaps, was already developed or had planning permission. This site is within area C8 in the gap assessment. This area covers the Boundary Lakes golf course and extends to Charles Watts Way. The assessment reported that the area meets four out of the five functions of a gap and provides a clear sense of separation between the Hedge End and West End/Southampton settlement edges. It was therefore retained within the gap in the adopted Local Plan.

In accordance with policy S6(1), development will be permitted within a settlement gap providing that it does not undermine the physical extent and/or visual separation of settlements and have an urbanising effect detrimental either to the character of the countryside or the separate identity of adjoining settlements. The application includes an amenity block and pitches for up to 33 touring caravans, motorhomes and tents with hardstanding and some terracing of the site. The site is located adjacent to the A334, Charles Watts Way and A27 Moorhill Road and visible at points by large

numbers of people travelling along these roads. While the impact will vary over the year depending on occupancy levels and will be less during winter months, the permanent built structures and hardstanding will remain year around. They are proposed within an area characterised by natural woodland features and the openness of the golf course and countryside. It is therefore considered that the proposal would undermine the gap and have an urbanising effect.

The proposed scheme is in an area designated as countryside and within a settlement gap. It is not one of the uses appropriate in the countryside as set out in policy S5. In addition, it does not meet the criteria for development within a settlement gap in policy S6. It is therefore contrary to policies S5 and S6 in the adopted Local Plan. While the scheme would help address the need for a touring caravan site close to Southampton, this benefit does not override the adverse impact of the countryside and the settlement gap. Planning Policy objects to this application.

14. Hampshire County Council Highways
No objection subject to conditions and a financial contribution towards local transport improvement, bus infrastructure and pedestrian and cycle links.

Comments 19 April 2023:

Following the receipt of the following plans 'Illustrative Masterplan' and 'Right Turn Junction General Arrangement Layout' there is no objections, subject to the below conditions.

Access:

It is understood that the vehicle access will be taken from Moorhill Road to the north of the Kanes Hill roundabout, and that a dedicated right turn lane into the site will be added due to the proximity of Kanes Hill roundabout. The layout is further assisted by 'Keep Clear' markings on the eastern carriageway that will enable easier access if southbound queues heading to Kanes Hill roundabout have formed. It is noted that drawings have been updated to demonstrate visibility splays, with a 2.4 x 99m splay to the north and 2.4 x 54m to the south reaching the Kanes Hill roundabout. Whilst these are generally acceptable, with splays appropriate to the speeds that would be anticipated to be occurring as vehicles slow on a southerly approach to the roundabout, and exit the roundabout heading north, full speed date will be required to justify these reductions from the posted 40mph speed limit in order to gain a S278 approval for the access works. As such, developers should ensure that this date is fully available and concurs to the assumptions made within the associated Transport Assessment. Additionally, it is noted that the introduction of the right turn lane requires a re-alignment of the existing carriageway with a widening to the west, which onwards incorporates a relocation and widening of the existing footway to 1.8m, and provision of a central island pedestrian crossing point. Whilst these improvements are welcomed, it is noted that several trees will be removed for the works, and if on highway, commuted sums will be required to replace and replant. Again this will be assessed and confirmed during the S278 process.

Internally Layout:

it is noted that the gate position is set within site an appropriate distance to allow for a vehicle and caravan to be located off highway whilst the booking procedures are worked through at the reception area. However, as previously outlined, the pre-gate access and wait area is limited should multiple vehicles and caravans arrived

together. For this reason details of the booking in process were requested, outlining how multiple arrivals would be accommodated, or indeed prevented at any one time, in order to ensure the highway is not blocked by such activity. No such details have been provided, and as such it would be requested that should a permission be granted, an Arrivals Management Plan should be submitted via condition, prior to the opening of the site, and that this document should be actioned and adhered to (once approved) for future years. Once on site, there are tight plots, however, these would not impact upon the local highway network, rather the users of the site. It is understood however that manual handling, or the utilisation of 'Motor Movers' that can be attached by owners would overcome such issues. As previously outlined, in terms of vehicle parking, whilst the quantum has not been assessed as this would be for EBC as Local Parking Authority, in terms of layout this appears acceptable with at least one easily accessible space provided to the front of each plot. Additional parking options do however appear limited, and as a result there could be some obstruction that would need to be managed on-site.

Servicing:

Bin stores are provided for on site, and these can be accessed by refused vehicles either directly, or with relatively short drag distances.

Trip Rates and Developer Contributions:

as outlined in the associated Transport Assessment, it is estimated that approximately 156 additional multimodal trips will utilise the local highway network. Whilst the majority of these would be anticipated to be outside of the traditional peak hours, there will remain an impact, not only on the highway, cumulative with other localised development, but also on associated transport required by the users such as bus services and required infrastructure. Given this, highways related developer contributions are requested in line with the HCC Transport Contributions Policy, with the sum of £35,880 being required. This contribution will go towards:

- bus subsidisation of local bus services to be utilised by the users of the site
- bus infrastructure improvements such as Real Time Information, at stops local to the site that will be utilised by the users of the site
- local highway improvements such as the implementation of missing footway links, provision of cycle links and improvements to the local highway network as required.

Conditions would also be recommended.

Comments 16 November 2022:

No objection in principle, subject to additional information and conditions

Access: it is proposed that the vehicle access will be taken from Moorhill Road to the north of the Kanes Hill Roundabout. Given the proximity of the roundabout (approx. 50m) high concerns previously raised with other site application appear to have been taken into account through the introduction of a dedicated right turn lane into the site. This will assist in reducing the potential for a vehicle waiting to turn right into site blocking the north bound flows, further assisted by 'Keep Clear' marking on the eastern carriageway that will enable easier access if southbound queues heading to Kanes Hill roundabout have formed. It is however noted that drawings provided do not demonstrate visibility splays, and it would be asked that these are provided for assessment prior to the Case Officer making a decision on the application. The road is 40mph speed restricted zone, and the submitted Transport Assessment demonstrates this speed to be realistic. As such visibility splays of 2.4m x 120m are

required in line with Design Manual for Roads and Bridges (DMRB) and these should cover all angles of approach and exit to the proposed access junction, including the forward visibility for vehicles exiting Kanes Hill roundabout and heading north who may come into conflict with a car and caravan exiting the site and also heading north. In terms of pedestrian access, it is proposed that a new footway link with an associated pedestrian refuge will be provided, linking into the existing footway network on the western side of Moorhill Road. This is welcomed and will assist with the sustainable travel options of the potential users of the site, with local bus stops being accessible. Whilst the proposed access plans have been assessed for the purpose of planning, it should be noted that assuming appropriate visibility splay drawings can be provided, if planning is approved there will still be a requirement for the applicants to enter into a S278 with HCC to actually implement the access.

Internal Layout: Whilst the internal layout would not be for adoption, a review has never-the-less been undertaken. Firstly, this outlines that the site will be gated for security reasons, however the gate will be set some 17.0m from the edge of carriageway to ensure that if the gate is closed on arrival of a car and caravan, it can sufficiently be held on-site and as such remove highway obstruction. Given it is outlined as being a 'Touring Caravan' park however, it would be requested that details of the booking in process are provided, along with the position of the associated reception area. This is not made clear on plans, and with the potential for multiple cars and caravans to arrive within a short space of time, if these facilities were to be located at the gate, there is potential for a following vehicle to become obstructive on the highway if it tries to follow into site. Once on site however, there would appear to be adequate space to manoeuvre caravans into plots, however there are a few tight ones, such as plots 1, 28 29 and 30 which may be awkward due to the angle of swing required. As such it would be recommended that the applicants check these via vehicle tracking to ensure elongated manual caravan pushes are not required. In terms of vehicle parking, whilst the quantum has not been assessed as this would be for EBC as Local Parking Authority, in terms of layout this appears acceptable with at least one easily accessible space provided to the front of each plot. Additional parking options do however appear limited, and as a result there could be some obstruction that would need to be managed on-site.

Servicing: Bin stores are provided for on site, and these can be accessed by refuse vehicles either directly, or with relatively short drag distances.

Trip Rates and Developer Contributions: As outlined in the associated Transport Assessment, it is estimated that approximately 156 additional multimodal trips will utilise the local highway network. Whilst the majority of these would be anticipated to be outside of the traditional peak hours, there will remain an impact, not only on the highway, cumulative with other localised development, but also on associated transport required by the users such as bus services and required infrastructure. Given this, highways related developer contributions are requested in line with the HCC Transport Contributions Policy, with the sum of £35,880 being required. This contribution will go towards:

- Bus subsidisation of local bus services to be utilised by the users of the site;
- Bus infrastructure improvements such as Real Time Information, at stops local to the site that will be utilised by the users of the site;
- Local highway improvements such as the implementation of missing footway links,

provision of cycle links and improvements to the local highway network as required.

Conditions would also be recommended.

15. Southern Water (11 November 2022)

Comments

- The 600mm diameter water main requires a clearance of 7m on either side
- No excavation, mounding or new tree planting should be carried out within 7m of the external edge of the public water main without consent from Southern Water
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5m of public water mains
- All existing infrastructure, including protective coatings and cathodic protection should be protected during the course of construction works

16. Environment Agency

None received.

17. Hampshire Lead Local Flood Authority
Objection.

Comments 17 April 2023:

Thank you for consulting us on the amended drainage details for this application. We have the following concerns that need addressing for us to remove our holding objection:

- A peak rainfall allowance should be included for the 1 in 30 year storm event calculations (upper end allowance of 40% for 3.3% AER event).

Should these revised calculations show no occurrences of flooding, the LLFA will be able to remove its holding objection as all other previous comments have been resolved.

Additional information required(11 November 2022)

The site is wholly within Flood Zone 1 with surface water flow paths posing a medium to high risk in some parts along the southern edge of the site. The Drainage Statement contests the accuracy of the flood map for surface water. Development should only be proposed outside of the flow path as shown on the maps. Evidence would be required in the form of further bespoke modelling if this area is proposed to be developable. This is especially important considering the level changes off-site and the installation of a new culvert off-site. The LLFA has no information regarding this culvert.

Infiltration is unlikely to be viable at this location, therefore the application has proposed discharging surface water at a restricted rate of 3l/s to the watercourse. This greenfield runoff rate seems high for the developed area, so we require information on how this was calculated. Calculation have been provided for the 1 in 100 year storm event plus 40% climate change allowance. Peak rainfall allowances have recently been revised upwards and should be included in the calculations. Due to the drainage layout as proposed, network calculations would be required in addition to source control calculations.

No maintenance details have been provided for the surface water drainage system. No water quality information has been provided in accordance with the simple index approach. No exceedance flood flow routes have been shown on a plan. Additional information is required: evidence that existing surface water flow paths will not be obstructed by the proposed development, evidence that the proposed discharge rate is equivalent to the greenfield rate, calculations to incorporate revised peak rainfall allowances for the 1 in 30 and 1 in 100 year storms, network calculations for all storms in addition to the source control calculations, exceedance flood flow routes on a plan, SuDs maintenance information and water quality information.

Policy Context and Designations Applicable to Site

- Countryside
- Settlement gap (Area C West End, Hedge End, Southampton (C8))
- Surface water flooding
- Minerals safeguarding zone
- Nature Conservation: SAC, SPA, Ramsar
- Solent Protection Area (recreational disturbance)
- Airport safeguarding zones
- New Forest buffer zone (13.8km)

- Along the north-western boundary is a TPO (2-H)
- Further north is Telegraph Woods Site of Importance for Nature Conservation (SINC) which is designated for pasture woodland and wooded commons which are of considerable biological and historical interest (criteria 1D) and areas of heathland which are afforested or have succeeded to woodland (criteria 3Bi).

Development Plan Policies

Eastleigh Borough Local Plan 2016 – 2036

18. The relevant policies comprise:

Strategic Policies:

- S1 (Sustainable Development)
- S2 (Approach to New Development)
- S5 (New Development within the Countryside)
- S6 (Protection of Settlement Gaps)
- S11 (Transport Infrastructure)
- S12 (Strategic Footpath, Cycleway & Bridleway Links)

Development Management Policies:

- DM1 (General Development Criteria)
- DM2 (Environmentally sustainable development)
- DM3 (climate change)
- DM6 (surface water management)
- DM8 (Pollution)

- DM11 (Nature Conservation)
- DM13 (Transport)
- DM14 (Parking)
- DM36 (Community, leisure and cultural facilities)
- DM38 (Funding Infrastructure)

Hampshire Minerals and Waste Plan

19. Policy 15 – Safeguarding of Mineral Resources.

Supplementary Planning Documents

20. These comprise:
- Residential Parking Standards (January 2009)
 - Biodiversity (December 2009)
 - Quality Places (November 2011)
 - Trees and Development (April 2022)

National Planning Policy Framework

21. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The NPPF states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development unless material considerations indicate otherwise.
22. Three dimensions of sustainability are to be sought jointly: economic (supporting economy and ensuring land availability); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst local circumstances should also be taken into account, so that development responds to the different opportunities for achieving sustainable development in different areas.

Planning Practice Guidance

23. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Assessment of Proposal: Development Plan and / or Legislative Background

24. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise.
25. The Development Plan comprises the Policies of the Eastleigh Borough Local Plan 2016-2036 and the Hampshire Minerals & Waste Plan. The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

Principle

26. The application site falls within designated countryside and, as such Policy S5 of the Eastleigh Borough Local Plan (2016-2036) is of relevance. This policy sets out that there are specific criteria which development must comply with in order for it to be acceptable within the countryside. Section 1 notes types of development which would be compatible within the countryside, and Section 2 sets out what development will seek to do to ensure that the proposals do not have an adverse impact upon the countryside. The use of the site for a touring caravan site and for motorhomes and tents is considered to be a tourism use, not a recreational use and therefore does not fall within the appropriate uses stated in Policy S5.
27. The application site also falls within a settlement gap, protected by Policy S6, which ultimately seeks to ensure that development would not undermine the physical extent and/or visual separation of settlements, nor have an urbanising effect detrimental to the character of the countryside or the separate identity of adjoining settlements. This Policy is supported by the 'Settlement Gap Study'. As per EBC Policy comments, during the process of adopting the current Local Plan, the Inspector reviewed the supporting Settlement Gap Study which specifically designated this piece of land. This Study reassessed the areas previously designated as gap and excluded land that was no longer considered to meet the functions of the gaps. This specific site was, however, considered to still meet the functions of the gap and have significance and importance to protect and prevent inappropriate types of development, such as that proposed.
28. The proposals would result in the siting of 33no. touring caravans, motorhomes, tents and an amenity block over a 1.6hectare piece of land, abutting the Kanes Hill Roundabout, a prominent and highly visible location within the gap. Within the Settlement Gap Study, the site (Area C8) is described as follows: *Boundary Lakes Golf Club is aligned to the Ageas Bowl Cricket Complex and wraps around the boundary of the M27 and Charles Watts Way, rising from low ground in the north to higher ground along the A27 Moorhill Road. The retained natural woodland features, combined with the openness of the golf course, provides a clear sense of separation between Hedge End and West End/Southampton settlement edge.* The proposals are therefore considered to undermine the physical extent and visual separation of settlements and have an urbanising effect detrimental to both the character of the countryside and the separate identity of the adjoining settlements, thus would be contrary to the criteria laid out in Policy S6.
29. In addition to these strategic Policies, it is noted Policy DM36 relates to community, leisure and cultural facilities. This sets out that development of new community,

cultural and leisure facilities (and extensions) will be permitted within Eastleigh town centre, district and local centres, neighbourhood parades and in new local centres, providing they are of an appropriate scale to the centre of which they relate. This then goes on to note that proposals within the urban edge but outside of the centres will need to demonstrate and meet certain criteria. Section 4 of this Policy specifically states that *in the countryside the development of new community, leisure or cultural facilities (other than cemeteries) will not be permitted other than by re-use of existing building*. The proposal is not for a cemetery, nor does it relate to the re-use of an existing building, and in any event the use of the proposed use of the land is considered to be a tourism use, rather than a leisure use. The proposals would result in the change of use of land to facilitate 33no. pitches for touring caravans, motorhomes and tents and an amenity block, thus would also be contrary to this Policy.

30. To conclude, the proposals comprising the change of use of land to accommodate 33no. touring caravans, motorhomes and tents and an amenity block, including roads and landscaping, would be contrary to Policies S5, S6, and DM36 of the Eastleigh Borough Local Plan (2016-2036), thus would not be acceptable in principle.

Design, Appearance and Impact upon the Countryside

31. As set out above, the application site falls within designated countryside and settlement gap thus engaging Policies S5 and S6. Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) is also engaged with regard to design, this Policy stipulates that all new development should respect the character and appearance of the area, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbouring, and be compatible in terms of mass, scale, layout density, design and siting.
32. The application proposes the change of use of the land, and introduction of 33no. pitches for caravans, motorhomes and tents, including the creation of hardstanding for an amenity block, and roads to serve the pitches.
33. Starting with the change of use of the land. The application site currently comprises an open field which is designated as countryside and settlement gap. As noted within the description of the site, it is open, experiencing some topographical changes. Due to the prominent corner location of the site, to the north of the Kanes Hill roundabout, the site is already highly visible. During a site visit, it was acknowledged that there was some vegetation along the southern boundary, however there were still open and clear views into the site, easily obtained from public vantage points. Whereby the introduction of any buildings and structures, despite some of which being temporary, would be clearly visible, and would be considered to cause adverse harm to the existing open and verdant nature of the site.
34. Whilst acknowledging that caravans, motorhomes and tents are temporary and moveable buildings/ structures, they would be in situ for sustained time periods, including comings and goings due to the nature of the site and its operation. This is considered to completely alter the character of the site, from countryside to cater for 33no. pitches for a tourism function. This form of development would consume the site introducing a permanent amenity block, and 33no. pitches which could site

vehicles, caravans etc as well as general associated paraphernalia. As a result, the proposals are considered to result in an intrusive form of development, detrimentally harmful to the established open character of the countryside and settlement gap thus having an unacceptable urbanising impact.

35. The proposals would also result in the creation of roads to serve the proposed pitches. This would, again, have an adverse impact upon the character of the countryside and settlement gap. The creation of roads within an existing open field would unacceptably urbanise the site and would seek to close the gap between settlements contrary to the aims and objectives of Policy S6.
36. Ultimately, the proposals are considered to result in a detrimentally harmful impact upon the intrinsic character of the site being designated countryside and settlement gap. The introduction of buildings, albeit some temporary, the installation of hardstanding for the formation of roads is considered to have an unacceptably harmful urbanising impact, contrary to Local Plan Policies.
37. Further to the Policies contained within the Local Plan, Paragraph 134 of the NPPF states 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents'. To conclude, the proposals would represent an inappropriate form of development, which would have a detrimentally harmful urbanising impact upon the designated countryside and settlement gap. In accordance with Paragraph 134 of the NPPF, this development is not considered well designed, nor does it reflect local design policies, thus warranting refusal.

Residential Amenity

38. Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
39. Due to the location of the application site, falling within the designated countryside and settlement gap, there are no immediate neighbouring amenities. To the immediate north and east of the site are the outskirts and golf course relating to the Ageas Bowl. Further north, south, and west are residential properties. Ultimately, due to the siting and nature of the proposals, being temporary caravans/ motorhomes, albeit there would be a permanent amenity building, are unlikely to have an adversely harmful impact upon the neighbouring amenities in terms of built form.
40. The proposals would, however, be considered to have an adverse impact upon the visual amenities of the neighbouring residential properties and buildings, by result of the siting within the designated countryside and settlement gap which currently comprises open fields and vegetation. However, it is noted that this is predominantly a design consideration.
41. As a result of the siting of the proposals falling within the designated countryside and settlement gap, development is restricted, thereby there are no immediate neighbouring amenities. The surroundings currently comprise open fields,

vegetations and the outskirts of the Ageas golf course. Ultimately, the proposals would not warrant reason for refusal in terms of their impact upon the amenities of the neighbouring properties.

Highways Safety & Parking

42. Policy DM13 of the Eastleigh Borough Local Plan (2016-2036) requires that development is or could be well served by public transport, cycling and walking and it includes measures which minimise its impact on the existing highway network. Policy DM14 of the same Plan requires that an appropriate level of car parking be provided in accordance with the Council's adopted standards. The policy provisions are consistent with the requirements of the NPPF and in particular those of paragraphs 107 and 108.
43. Due to the nature of the proposals the Local Highways Authority (LHA) were consulted. Originally, they raised no objection in principle, however requested additional information and conditions.
44. Following receipt of additional information in the form of plans titled 'Illustrative Masterplan' and 'Right Turn Junction General Arrangement Layout' the LHA raised no objection to the proposals. This was, however, subject to conditions (comprising; access, gate set back provisions, and construction method statement) and a financial contribution towards local transport improvement, bus infrastructure and pedestrian and cycle links.
45. In terms of parking, each plot would benefit from 1 vehicular parking provision. There would also be an additional 16no. car parking spaces for staff and visitors. The agent has advised that the parking provisions would be located within the western portion of the site, which does not fall within the red line of this application, and therefore cannot be formally considered as part of or in conjunction with this application. The agent also advised that there would be 2 full time and 2 part-time staff members. The suggested parking provisions do not appear to fall within the red line of the site and therefore cannot be considered and would therefore form reason for refusal. In addition to parking, the LHA have however noted in terms of the internal layout that parking may be obstructive within the site and would need to be managed.
46. To conclude, the proposals are considered to be acceptable in terms of access, and highways safety. In terms of parking, these provisions have not been shown on any submitted site plan, as a result would form a reason for refusal. Further, and as the proposals were not acceptable in other regards a legal agreement to secure the required financial contribution has not been secured and therefore the lack of contributions would also result in a reason for refusal.

Ecology & Trees

47. Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites

through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.

48. Due to the nature of development, the Council's Arboriculturalist and Ecologist have been consulted.
49. Originally, the Council's Ecologist was agreeable to mitigation recommendations set out in the ecology report, however the biodiversity enhancement recommendations were not considered acceptable. They also noted that a biodiversity management and enhancement plan would be required, as well as a lighting plan. Further, invasive species were identified on site, and it was noted that touring caravans could transport invasive species, and therefore there should be a management plan to ensure that this would not have an adverse impact. The Council's Ecologist also noted that the proposals would result in additional recreational pressure on Telegraph Woods (SINC) and Wildern Local Nature Reserve, as other than a play area there is no communal open space for occupants of the site.
50. Following additional information, the Council's Ecologist was reconsulted whereby they still raised some concern. Whilst noting the retention of the existing scrub vegetation along the northern boundary was positive, concern was raised with regard to the siting of pitches above the attenuation tank, as well as being in the path of the proposed surface water exceedance flows, and the bonded gravel surfacing for the roads, which may not be permeable.
51. The Council's Arboriculturalist advised that the site was fairly tree-free and therefore did not raise an objection. They did, however, raise concern with regard to the removal of the trees along the A27, especially if replacements were not proposed. The previous loss of trees (despite being justified) along this boundary has altered the character of the streetscene and the further loss of trees would be considered harmful in terms of the visual impact. Further concerns were raised with regard to the land levels and the impact this could have upon the implementation and practicalities of the tree protection fencing.
52. Additional information was provided, including an amended tree protection plan which denoted 4no. new trees adjacent to the A27, however no further details have been provided. It has also not been demonstrated that the proposed trees can grow to their full potential. The Council's Arboriculturalist also raised concerns that the tree planting could be outside of the red line.
53. Overall, whilst both the Council's Ecologist and Arboriculturalist raised concerns, had the proposals have been acceptable in all other regards, additional information could have been sought to address the concerns raised, and information secured and/ or requested via the imposition of suitably worded conditions.

Flood Risk & Drainage

54. Policies DM3 and DM6 of the Eastleigh Borough Local Plan (2016-2036) stipulate that new development must provide sustainable drainage systems (SuDs) and wherever feasible, naturalised filtration should also be included.

55. Due to the nature of the proposals, Hampshire Local Lead Flood Authority (LLFA) were consulted, as well as the Council's Ecologist. Initially both consultees raised an objection with regard to the proposals, with the site being situated wholly within Flood Zone 1, whereby the surface water flow paths posed a medium to high risk in some parts along the southern edge of the site. However, the submitted drainage statement contested the accuracy of the flood map for surface water, as development should only be proposed outside of the flow path. The LLFA noted that evidence would be required (in the form of further bespoke modelling if this area is proposed to be developable), especially considering the level changes off-site and the installation of a new culvert off-site.
56. The LLFA concluded that additional information would be required, comprising; new culvert, maintenance details for surface water drainage system, water quality information, exceedance flood flow routes, evidence existing surface water flow paths will not be obstructed by development, evidence that the proposed rate is equivalent to the greenfield rate, calculations to incorporate revised peak rainfall allowances for the 1 in 30 and 1 in 100 year storms, network calculations for all storms in addition to the source control calculations, exceedance flood flow routes on a plan, SuDs maintenance information and water quality information.
57. Following the receipt of additional information, consultees were re-consulted. The LLFA advised that the additional information addressed most of the previous concerns, however they retained their holding objection on the lack of information provided with regard to *the peak rainfall allowance* which should have included for the 1 in 30 year storm event calculations (upper end allowance of 40% for 3.3% AER event). The LLFA noted that should these revised calculations show no occurrences of flooding, then they would be able to remove their holding objection as all other previous comments have been resolved.
58. In addition to this, the Council's Ecologist also raised concern, noting that there appears to be some discrepancies between the plans. An identified piece of marshy grassland is proposed as a form of naturalised filtration, as opposed to the 225m pipe to discharge water off site. They noted that the land levels did not appear to tally to be able to accommodate the runoff. Insufficient information has also been provided with regard to the end point of this water flow, with the Council's Ecologist raising concern with regard to the extent of the marshy grassland. Further, discharge into the existing ditch is proposed, however an 8m stand-off buffer zone would be required. The SuDS mitigation indices and pollution hazard indices have been compared, however unless all of the surface water drainage goes through all proposed mitigations the calculations are not accurate, and concern would be raised. Further, the Illustrative Masterplan, bonded gravel surfacing is shown on the access roads, which is not necessarily permeable/porous paving. The path and treatment train of the water collected in the voids of the permeable paving on the access roads must be shown on the plan. Further, marshy grassland and the proposed ecology buffer zone to the watercourse are not shown on the drainage diagrams. Lastly, concern was raised with regard to any malfunction of the private foul water sewage system or the motorhome service point, which could allow an overflow of sewage and chemicals into the surface water drainage system or into the drainage ditch on the southern boundary of the site. Ultimately, there is still concern regarding flood risk and drainage of the site.

59. To conclude, the LPA have allowed the receipt of additional information to try to address the original objection, which the information provided has not fully addressed. It should be noted that had the proposals have been acceptable in all other regards, the additional information would have been sought and conditioned appropriately. However, in the absence of this information, this would form a reason for refusal.

Environmental Impact Assessment

60. The proposed development falls within the description of Schedule 2 development (category 10(c)) 'Tourism & Leisure; Holiday villages and hotel complexes outside urban areas and associated development' in the Town and County Planning (Environmental Impact Assessment) Regulations 2017. In accordance with the Regulations, as the development area exceeds 0.5ha (1.6ha), screening is required to determine if an Environmental Impact Assessment (EIA) is required. The screening process has been carried out and concluded that with necessary mitigation, the development would not be likely to result in significant environmental effects as defined by the Regulations and an EIA is not required.

SPA Mitigations

61. The Council, as the responsible body for Habitats Regulations Assessment (HRA), must ensure as part of a planning application that a development will not have an adverse impact upon any European protected sites, and specifically in this case, the European protected Solent Complex (SPA, SAC and Ramsar sites), River Itchen (SAC) and New Forest National Park (SPA, SAC and Ramsar sites). It is recognised that the addition of tourism accommodation would have an adverse impact upon the surrounding designated European protected sites. In this instance, given that the proposal was unacceptable in other regards no Appropriate Assessment has been undertaken, however an assessment of the impact has been completed below.
62. The Solent & Southampton Water Special Protection Area is an internationally designated conservation site and is protected for its overwintering birds. It is recognised that new house building and overnight tourist accommodation (within a 5.6km buffer of the designated area) is placing increased pressure on these overwintering birds from more people visiting the coastline. As such the Council requires all housing developments and overnight tourist accommodation within the buffer to make a financial contribution towards the Solent Recreation Mitigation Strategy, which aims to limit recreational disturbance to our coastline through careful management. The application site falls within this zone whereby there would be a flat rate (£740) applied to each caravan/ motorhome (33). No mitigation to offset this impact has been provided.
63. In terms of water quality, Natural England have advised that new housing development and overnight tourist accommodation should achieve nutrient neutrality in order to mitigate the impacts of additional nitrogen arising from the sewage generated by the future residents and guests. This wastewater then feeds into the Solent Complex via Waste Water Treatment Works, which discharges into the river

network and so causes eutrophication affecting the features for which it is designated. The Council has adopted its own strategy for achieving nutrient neutrality whereby it identifies areas of agricultural land and remove these from a nitrate intensive use, thus reducing the nitrogen input into the protected sites, with the level of reduction then being used as a means of offsetting the impacts of development proposals within the Borough. This ensures no overall net increase in nitrates within the Solent and thereby allow a development to achieve nutrient neutrality. In order to do this, the Council calculates the level of nitrate mitigation this land provides (measured in kg) and makes 'nitrate credits' available to developers to buy, with funding being secured during the planning application. The agent has not submitted any information with regard to achieving nitrate neutrality, either by installing water efficiency measures, or by request of purchasing 'nitrate credits'.

64. Furthermore, Natural England has also recently raised concern with regard to additional residential development within 13.8km radius of the New Forest. This is considered to have an adverse impact upon the New Forest by way of additional trips resulting in further recreational disturbance. No mitigation to offset this impact has been provided.

Planning Obligations

65. Had the application have been acceptable in other regards a S106 agreement would have been required, whereby contributions towards sustainable transport improvements, and SPA mitigations would have been necessary to offset the impacts of the development.

Climate Impact and Sustainability

66. In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other this, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Councils procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020-2030 and the supporting Climate and Environment Emergency Action Plan – Update June 2020.
67. The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF and development plan do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and adopted plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Local Plan, as is an assessment of climate impacts.

68. The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2, and DM3 of the Adopted Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to limit impacts on climate emissions as a result of the development or its use.

Equalities Implications:

69. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-
- a. A public authority must, in the exercise of its functions, have due regard to the need to:
 - i. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - ii. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - iii. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
70. When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications.

Conclusion

71. The proposals are recommended for refusal for the reasons laid out above.

F/22/93970



This page is intentionally left blank

HEWEB – Hedge End, West End & Botley Local Area Committee – 12 June 2023

Application Number: F/23/95117
Case Officer: Summer Sharpe
Received Date: 26 April 2023
Site Address: Moorgreen Farmhouse, Moorgreen Farm, Burnetts Lane, West End, Southampton, SO30 2HH
Applicant: Stephen Pryor
Proposal: Conversion of first floor of existing detached garage to C1 AirBnB.

Recommendation:

Subject to: Securing upfront payments to offset the impact of the development upon the Solent & Southampton Water Special Protection Area and New Forest National Park

Then delegate to the Planning Manager, in consultation with Chair and Vice-Chair of HEWEB Local Area Committee to

PERMIT

CONDITIONS & REASONS

- 1) The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - Proposed AirBnB PL/04
 - Proposed AirBnB PL/05

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2) The development hereby permitted shall be used only for purposes of an holiday let within C1 use of the schedule to the Town and Country Planning [Use Classes] Order 1987, [or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification] and for no other purposes.

Reason: In the interests of highway safety and local amenity.

- 3) Within 3 months of the decision notice, a mitigation package addressing the additional nutrient inputs (nitrates) arising from the development shall be submitted to, and approved in writing by, the Local Planning Authority. Such a mitigation package shall address all of the additional nutrient loading upon protected European sites from the development and shall allow the Local
-

Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of those European Sites, having regard to the conservation objectives for which they are designated. The mitigation package shall be implemented in full and evidence of this provided to the Local Planning Authority in writing prior to first occupation of the development.

Reason: To mitigate the impacts of additional nutrients arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.

INFORMATIVES

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Report

1. This application has been referred to Committee by Councillors; House, Gomer, Corben & Garton.

Site Characteristics and Character of the Locality

2. The application site comprises a detached dwelling and garage situated to the north of Burnetts Lane. The main dwelling, Moorgreen Farmhouse, is a Grade II Listed Building, with Historic England's Listing description reading as follows: *C16 origin with C18 and C19 extensions/alterations. Two storeys. Half-timber exposed on first floor at one end; old chimney stack. Red tile with catslide at rear. Walling generally red brickwork. Mixture of casements and sashes.*
3. The subject of this application comprises the existing detached garage located to the east of the main dwelling. The erection of the garage received permission in November 2021.

Description of Application

4. The application seeks retrospective approval for the change of use of the first floor of the previously approved detached garage.
5. The detached garage received planning permission under application referenced H/21/91427. A first floor was approved; however this was stated to be used as an ancillary office space.

Relevant Planning History

6. H/22/93563 & L/22/93565
Installation of solar panels on garage roof.
Permitted (October 2022)
7. H/21/91427
Detached garage with storage and office above and new stone driveway.
Permitted (November 2021)
8. H/17/81675 & L/17/82196
Single storey side extension.
Permitted (December 2017 & February 2018)

Representations Received

9. None received.

Consultation Responses

10. Parish Council
None received.
11. EBC Environmental Health
No objection.
For short stay lettings on AirBnB, this appears suitable use of land. And, as the works appear to have been completed, we have no conditions to recommend.
12. EBC Ecologist
None received.
13. EBC Conservation Officer
As this application does not involve any further change to the exterior of the building it will not affect the setting of the adjacent listed building itself, so I have no need to make any further comment. It appears to be a change of use

issue which would not be a sufficient change to affect the setting of the heritage asset, i.e. The Farmhouse.

14. Hampshire Highways

No objection – the site is located off a private access track, which itself is accessed from a junction onto Burnetts Lane. The junction is unchanged by the proposals, and this is acceptable. Once on site, there appears to be adequate parking space available to accommodate both the existing plus proposed use. Any uplift in vehicle trips to and from the site will be minimal, and not an issue to the workings of the surrounding highway network.

15. Natural England

A Habitats Regulations Assessment has been submitted to Natural England whereby the LPA are currently awaiting their comments.

Policy Context and Designations Applicable to Site

- Countryside location
- Surface water flooding
- Moorgreen Farmhouse, and Granary to south-east are both Grade II Listed Buildings, as such the site is curtilage listed
- HRA Screening: River, SAC, SPA & Ramsar
- Solent Protection Area – Recreational Disturbance Zone

Development Plan Policies

Eastleigh Borough Local Plan 2016 – 2036

16. The relevant policies comprise:

17. Strategic Policies:

- S1 (Sustainable Development)
- S2 (Approach to New Development)
- S5 (New Development within the Countryside)
- S8 (Historic Environment)
- S12 (Strategic Footpath, Cycleway & Bridleway Links)

18. Development Management Policies:

- DM1 (General Development Criteria)
- DM2 (Environmentally Sustainable Development)
- DM8 (Pollution)
- DM11 (Nature Conservation)
- DM12 (Heritage Assets)
- DM13 (Transport)
- DM14 (Car Parking)

- DM26 (Residential Extensions and Replacement Dwellings in the Countryside)

Hampshire Minerals and Waste Plan

19. Policy 15 – Safeguarding of Mineral Resources.

Supplementary Planning Documents

- Residential Parking Standards (January 2009)
- Quality Places (November 2011)

National Planning Policy Framework

20. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development unless material considerations indicate otherwise.

Planning Practice Guidance

21. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Assessment of Proposal: Development Plan and / or Legislative Background

22. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise.
23. The Development Plan comprises the Eastleigh Borough Local Plan (2016-2036) and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

Background

24. Previously the garage was approved under planning application referenced “H/21/91427”. This was assessed and approved on the basis of being a garage at ground floor with office space at first floor, thus being ancillary to the host dwelling.
25. This application seeks retrospective permission for the use of the first floor of the garage as a holiday let. This use is believed to have commenced in March 2023.

Principle

26. The application site falls within designated countryside and, as such Policy S5 of the Eastleigh Borough Local Plan (2016-2036) is of relevance. This policy sets out that there are specific criteria which development must comply with in order for it to be acceptable within the countryside.
27. Section 1 of Policy S5 notes that limited development may be acceptable in the countryside to support the needs arising from rural activities and communities. The policy defines the types of development which would be compatible within the countryside (including tourist accommodation through the re-use of buildings). Section 2 clarifies such development should also meet a number of criteria to avoid harm to the environment.
28. Criteria (c) of section 1 allows for community, tourist or visitor uses through the re-use of building. This application proposes the change of use of the first floor of an existing garage to create tourist accommodation in the form of an AirBnB, which is considered to meet criteria c) of policy S5. As such, the proposals would be acceptable in principle and would be subject to the following considerations.

Design, Appearance and Impact upon Listed Buildings and the Countryside

29. Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbouring, and be compatible in terms of mass, scale, layout density, design and siting. Further, Policy S5 Section 2, of the same Plan, requires new development within the countryside to seek to avoid adverse impact upon the intrinsic character of the landscape.
30. No external alterations have been proposed as part of this application. As a result, there would be no visual impact as a result of the proposals upon the

neighbouring listed buildings, nor the wider surrounding countryside.

Impact upon Neighbouring Amenity

31. Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
32. Due to the nature and change of use of the proposals, the Council's Environmental Health Team have been consulted. They have raised no objection to the proposals.
33. It is also noted that the detached garage is situated to the east of the main dwelling, which provides some screening to the closest neighbouring amenities, situated to the west of Moorgreen Farmhouse. As a result of the separation distance, combined with the nature of the proposals, only having 1no. bedroom, the proposals are not considered to result in an adversely harmful impact upon the neighbouring amenities.

Highways Safety & Parking

34. Policy DM13 of the Eastleigh Borough Local Plan (2016-2036) requires that development is or could be well served by public transport, cycling and walking and it includes measures which minimise its impact on the existing highway network. Policy DM14 of the same Plan requires that an appropriate level of car parking be provided in accordance with the Council's adopted standards. The policy provisions are consistent with the requirements of the NPPF and in particular those of paragraphs 107 and 108.
35. Due to the nature of the proposals, the Local Highway Authority (LHA) have been consulted, whereby they raised no objection. It was noted that the site would be accessed via the existing arrangement which would not have an adverse impact upon the highways network. Whilst it was acknowledged that there would be an uplift in vehicular trips, it was considered minimal thus would not have an adverse impact.
36. The proposals would retain the existing access and parking arrangements. The application site specifically comprises an existing garage with 2no. vehicular parking provisions at ground floor. Further to these parking provisions, Moorgreen Farm benefits from a large driveway which could also cater for additional vehicles. The proposals would therefore be acceptable in this regard.

37. To conclude, the proposals are considered to be in accordance with the abovementioned policies and would therefore be acceptable.

SPA Mitigations

38. The Council, as the responsible body for Habitats Regulations Assessment (HRA), must ensure as part of a planning application that a development will not have an adverse impact upon any European protected sites, and specifically in this case, the European protected Solent Complex (SPA, SAC and Ramsar sites), River Itchen (SAC) and New Forest National Park (SPA, SAC and Ramsar sites). It is recognised that the addition of residential development would have an adverse impact upon the surrounding designated European protected sites.
39. A HRA has been submitted to Natural England, their comments are awaited.
40. The Solent & Southampton Water Special Protection Area is an internationally designated conservation site and is protected for its overwintering birds. It is recognised that new house building and overnight tourist accommodation (within a 5.6km buffer of the designated area) is placing increased pressure on these overwintering birds from more people visiting the coastline. As such the Council requires all housing developments and overnight tourist accommodation within the buffer to make a financial contribution towards the Solent Recreation Mitigation Strategy, which aims to limit recreational disturbance to our coastline through careful management. The application site falls within the 5.6m buffer and therefore the 1-bedroomed AirBnB would require the mitigation monies of £443 (as of 1 April 2023). This would be secured prior to permission being granted.
41. In terms of water quality, Natural England have advised that residential development and overnight accommodation should achieve nutrient neutrality in order to mitigate the impacts of additional nitrogen arising from the sewage generated by the future residents and guests. This wastewater then feeds into the Solent Complex via Waste-Water Treatment Works which discharges into the river network and so causes eutrophication affecting the features for which it is designated. The Council has adopted its own strategy for achieving nutrient neutrality whereby it identifies areas of agricultural land and remove these from a nitrate intensive use, thus reducing the nitrogen input into the protected sites, with the level of reduction then being used as a means of offsetting the impacts of development proposals within the Borough. This ensures no overall net increase in nitrates within the Solent and thereby allow a development to achieve nutrient neutrality. In order to do this, the Council calculates the level of nitrate mitigation this land provides (measured in kg) and makes 'nitrate credits' available to developers to buy, with funding being secured during the planning application. The HRA concluded that the

proposals would result in an additional 0.84kg/TN/year. Mitigations for this are recommended to be secured via condition.

42. Furthermore, Natural England has also recently raised concern with regard to additional residential development within 13.8km radius of the New Forest. This is considered to have an adverse impact upon the New Forest by way of additional trips resulting in further recreational disturbance. The Council have a strategy which requires £2,200 per residential unit to offset the impact upon the New Forest National Park, which was covered within the HRA. In this strategy, different types of accommodation are dealt with on a case-by-case basis. In this instance, it is considered that the mitigations for a single dwelling would be sufficient to offset the harm arising.

Climate Impact and Sustainability

43. In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other this, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020-2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.
44. The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF and development plan do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and adopted plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Local Plan, as is an assessment of climate impacts.
45. The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2, and DM3 of the Adopted Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to limit impacts on climate emissions as a result of the development or its use.

Equalities Implications:

46. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-
- a. A public authority must, in the exercise of its functions, have due regard to the need to:
 - i. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - ii. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - iii. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
47. When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications.

Conclusion

48. To conclude, the proposals are considered to be acceptable, in accordance with the abovementioned relevant policies. The proposals are therefore recommended for approval, subject to securing monetary mitigations and conditions.

F/23/95117



EASTLEIGH
BOROUGH COUNCIL



Address: MOORGREEN FARMHOUSE, MOORGREEN FARM
BURNETTS LANE, WEST END, SOUTHAMPTON, SO3 2HH

Date: 30/05/2023

Scale: 1:1250

This page is intentionally left blank

HEDGE END, WEST END AND BOTLEY LOCAL AREA

COMMITTEE

Monday, 12 June 2023

STREET NAMING REPORT

**Report of the Street Naming &
Numbering Officer.**

Recommendations

It is recommended that:

- (1) That the road names proposed for the development known as Boorley Gardens are approved;**
- (2) That the road names for the development known as Boorley Gateway are noted.**

Summary

The report recommends appropriate street names for roads located in the Boorley Green development off Winchester Road, known as Boorley Gardens, following consideration of the options presented by the developer.

The report also confirms the street names and building names that have been agreed with the developer following discussion with Councillors, for the development on the corner of Winchester Road and Kingsman Drive, known as Boorley Gateway.

Statutory Powers

Town Improvement Clauses Act 1847, section 65 and Public Health Act, 1925, section 19 and Local Government Act 1972, Section 111.

1. Strategic Implications

The provision of this development forms part of Eastleigh Borough Council's objective to create an excellent environment for all, including a distinct sense of 'place' and identity. This is achieved by enabling the construction of a clean and attractive environment for residents to live in.

2. Introduction

The proposed names for the Boorley Gardens development are associated

with wildlife found on the site and are in keeping with surrounding areas. This is in line with the principle established at Local Area Committee in June 2022 when Councillors approved names for other roads within this development.

With regards to the Boorley Gateway development, the agreed names have been drawn from the local history of the area. This continues the approach that has been taken in the wider Boorley Park (in combination with the use of names reflecting major golf courses across the world).

3. Street Naming proposal

The following Street names for Boorley Gardens are proposed:

Harrier Crescent, Knot Road, Eagle Gardens, Egret Close, Chiffchaff Gardens, Nightjar Nook, Flycatcher Road, Grouse Road, Jay Road, Corncrake Road, Avocet Close, Grebe Road, Bunting Road, Crane Way, Buzzard Gardens, Cormorant Close, Goose Road, Crossbill Road, Cuckoo Road, Merlin Drive, Mallard Road, Moorhen Road, Bullfinch Road, Dunlin Walk, Fulmar Drive, Pheasant Road, Blackcap Walk, Stock Dove Gardens, Chaffinch Gardens, Goldcrest Road, House Sparrow Way, Kittiwake Place, Wren Walk.

The following street names and building names have been agreed with the developer. Supporting text will be included on the street name plates to highlight the local historical reference. The developer has agreed to include supporting text on the name plaques for the buildings:

Street Name	Supporting Text
Armfield Way (shown as Road 3 in Appendix 2)	Armfields of Ringwood. Makers of the turbine that replaced the waterwheels at Botley Mill between 1900-1910.
Waterwheel Drive (shown as Road 2 in Appendix 2)	Waterwheels were used to power milling at Botley Mill until c. 1900.
Pickers Close (shown as Road 1 in Appendix 2)	Over 20,000 strawberries picked in this area were taken to London daily in 19 th century.
Building Name	Historical Reference
Wild House	J W Wild was the original architect for All Saints Church built in 1836.
Colson House	The architect J. Colson was responsible for a new chancel and other alterations at All Saints Church in 1859.
Portland House	Botley Mill was owned by the Dukes of Portland for 250 years.
Clarke House	Botley Mill was brought by W and J Clarke and traded under that name until 1921.

Cobbett House	Willian Cobbett, 1763-1835. Local farmer, journalist and member of parliament
Fairthorn House	Fairthorn Farm was purchased by William Cobbett in 1805-6.

4. Considerations

Construction work is under way on both developments and the Developers are required to have an agreed name for the roads within the development to enable the public utility apparatus to be installed and eventually for residential addresses to be allocated to properties.

No objections have been raised by the statutory consultees, to the names listed in point 3 above.

5. Financial Implications

Delays in naming these roads could delay the completion of the development and occupations. There is a Local Area Committee devolved budget for this work.

6. Risk Assessment

Whilst a formal risk assessment has not been conducted, it is recognised that the consequences of not naming these roads at this time poses a risk to the timely completion of the adjacent properties and occupation.

7. Equality and Diversity Implications

The Equality Act is not relevant to the decision in this report because:

- It is a response to a consultation by an external organisation.

Therefore, it is considered that for this decision the Equality Duty does not need to be addressed and an Equality Impact Assessment (EqIA) has not been carried out.

8. Climate Change and Environmental Implications

The proposal to name this road does have Climate change or environmental implications. It will assist road users in making direct and efficient route planning decisions.

9. Conclusion

The names listed in point 3 above are recommended to be registered as the

names for the new roads.

Toni Johnson
Street Naming & Numbering
Date: 7 February 2023

Contact Officer: Toni Johnson
e-mail: toni.johnson@eastleigh.gov.uk

Appendices Attached:

Appendix 1 Boorley Gardens Location Plan
Appendix 2 Boorley Gateway Located Plan

LOCAL GOVERNMENT ACT 1972 - SECTION 100D

The following is a list of documents which disclose facts or matters on which this report or an important part of it is based and have been relied upon to a material extent in the preparation of this report. This list does not include any published works or documents which would disclose exempt or confidential information.

Eastleigh Borough Council

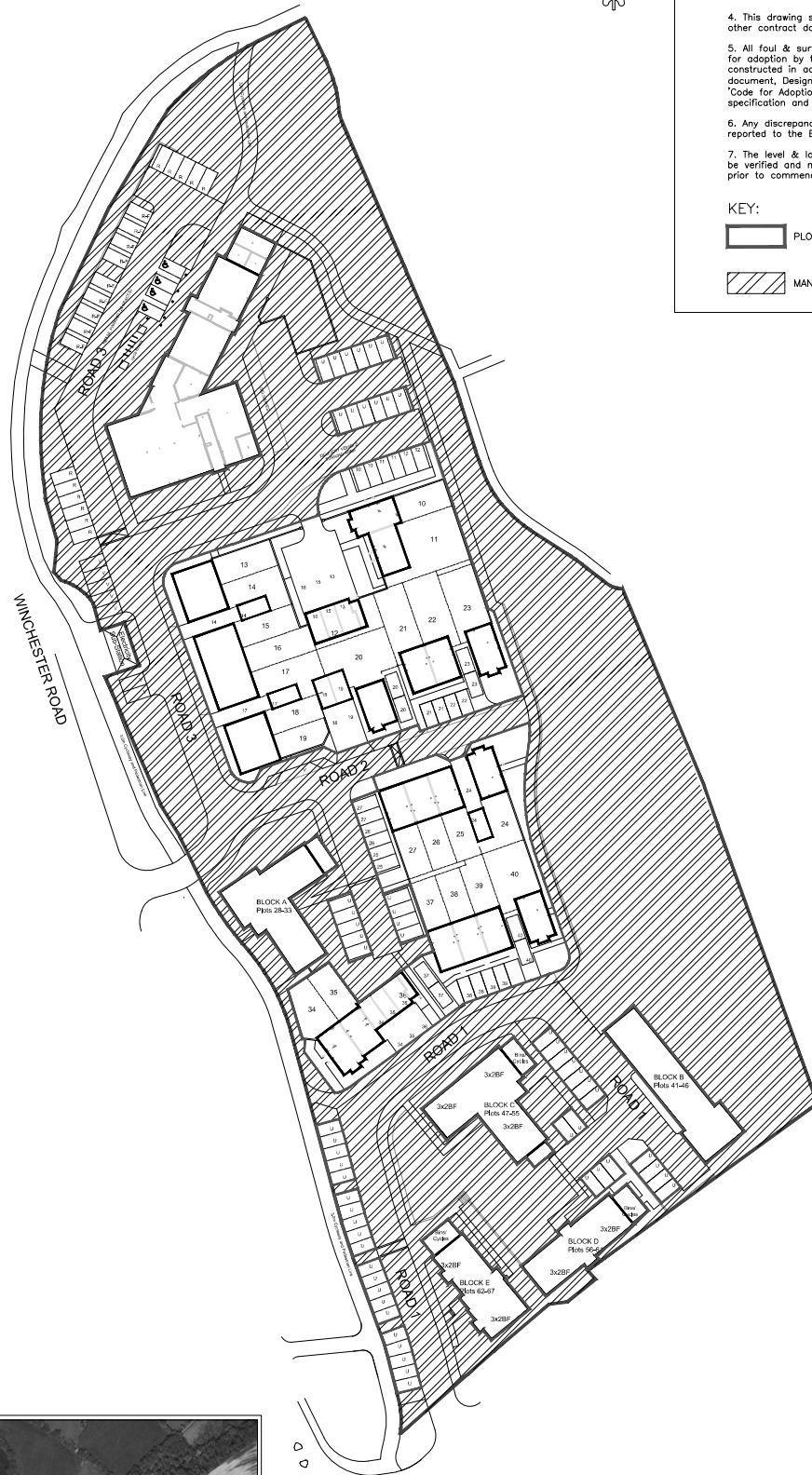


Notes:

1. Do not scale from this drawing.
2. All dimensions in metres.
3. All levels relate to ordnance datum.
4. This drawing shall be read in conjunction with all other contract documents.
5. All foul & surface water drainage being offered for adoption by the Water Authority are to be constructed in accordance with the Water UK document, Design and Construction Guidance (DSG) 'Code for Adoption' along with the Water Authority specification and addendums.
6. Any discrepancies with the drawings shall be reported to the Engineer.
7. The level & location of all existing services shall be verified and marked on site by the Contractor prior to commencing any construction work.

KEY:

-  PLOT CONVEYED TO HA
-  MANAGEMENT COMPANY



P2	08.11.22	Various hatch and boundary amended and site location plan		JS	RF
Rev. No.	DATE	DESCRIPTION		DRAWN	CHECKED
Client					
Vistry Group				MJA CONSULTING CIVIL & STRUCTURAL ENGINEERS 	
Project Boorley Green Gateway					
Title Housing Association Transfer Plan					
Scale: 1:500 @ A1 Status: PRELIMINARY					
Drawn: SR Project Engineer: RF MJA Project No: 6663 Date: 19/10/2022					
Drawing Number: 6663-MJA-SW-XX-DR-L-3101 Rev: P2					

This page is intentionally left blank



This page is intentionally left blank

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

Monday, 12 June 2023

AREA ACTION PLAN 2023-2024

Report of the Local Area Manager

Recommendations

It is recommended that the Committee:

- (1) Notes the progress to date on identified projects and priorities during 2022-2023; and**
- (2) Approves the Hedge End, West End and Botley (HEWEB) Local Area Action Plan Priorities 2023-24 shown in Appendix Two for adoption and publication.**

Summary

This report provides updates regarding the progress made on priorities identified in the HEWEB Local Area Action Plan 2022/23. It goes on to set out the priorities for next year for the Local Area Committee. The new Local Area Action Plan for 2023/24 is presented to the Committee for its approval.

Statutory Powers

Section 1 of the Localism Act 2011, i.e. the Local Authority's general power of competence, including power to act for the benefit of its area or persons resident or present in its area.

Strategic Implications

1. This report contributes towards the key Borough-wide objectives in the Corporate Plan 2023-2026 through enhancements to the local environment, support for health and wellbeing, provision of infrastructure and reinvigoration of Hedge End Town Centre. It responds to the specific Local Area actions identified on page 16 of the Corporate Plan. It is in line with the Local First approach which focuses on local need and local priorities and contributes to the achievement of the Council's vision set out in the Corporate Plan.

Introduction

2. The Council has set out its vision for the direction it will take in the coming years in the Corporate Plan 2023-2026. This vision is:

‘...to lead and support Eastleigh Borough and its communities: enabling improved quality of life for residents; promoting thriving and healthy people and places; supporting the local economy; and maintaining an attractive and sustainable environment that residents value...’
3. Together with the aims of developing a strong portfolio of investments and establishing a new landlord function, and continuing to have stable and sustainable finances and good core service delivery, this serves as the guiding principle that has informed the development of key Borough-wide objectives contained within the Corporate Plan to improve the quality of life for all. Recognising the importance of the Local Area system in delivery of the Council's vision, the Corporate Plan also includes priority actions for each of the five Local Area Committees (LACs).
4. The Council seeks to enable decisions to be made at the most appropriate local level, most notably through the LACs, but also through town and parish councils and other local partnerships.
5. In line with this Local First approach, in 2019 this Committee approved a Community Investment Programme (CIP) for 2019-2024 which prioritises local projects and initiatives. The CIP is developed in conjunction with Hedge End Town Council and West End and Botley Parish Councils. It is used to negotiate Section 106 legal agreement contributions from developers which frequently form most of the funds required to deliver the projects. This rolling programme is in the process of being updated and will be considered for approval by the Committee in due course.
6. The CIP and Borough-wide objectives in the Corporate Plan inform discussions around the key priorities for HEWEB for the coming year, which form part of the Local Area Action Plan (LAAP). The LAAP directly informs that Local Area Actions that are set out in the Corporate Plan and is used to inform budgets and resources as part of the Council's annual business planning cycle. It provides a written statement of the Committee's priorities for that year and highlights the key local partnerships within the local area as well as outlining the roles of the Committee and the Local Area Manager.

Progress in 2022/23

7. A summary review of progress on this Committee's current LAAP for 2022-2023 is contained within Appendix One of this report. The ongoing economic instability and the associated financial impact has affected the delivery of some projects. In addition, many of the identified projects are long-term projects that will take years to be delivered.
8. The proposed HEWEB LAAP priorities are based on the review in Appendix One, with ongoing priorities or the next stage of longer-term projects identified. The Council is undertaking a redesign of Local Area working this year to improve strategic planning, increase public engagement and participation, and strengthen collaboration and co-ordination across LACs. This will be a key objective for the Local Area team and will sit alongside the LAAP priorities.
9. Local Councillors have been consulted on this updated Plan and it is now recommended that the HEWEB Local Area Action Plan Priorities 2023-2024 are approved for adoption and publication as shown in Appendix Two.

Financial Implications

10. There are no direct financial implications arising from the recommendations. A number of projects identified are also corporate priorities with funding and resourcing already considered corporately, eg. Itchen Valley Country Park and the former Budgens site. Engagement with the Integrated Care Board (ICB) is ongoing and staff resources are already committed. The Telegraph Woods and New Place projects relate to the scoping of projects rather than project delivery and the development of the Project Initiation Document will inform the level of staff resource and funding required for this feasibility stage of the projects. Funding for projects is approved via separate reports usually to this Committee or the Council's Cabinet.
11. The Wildern Nature Reserve priority is dependent on staff resource becoming available. This priority has not been able to be progressed in 2022-2023 due to issues with resource and the situation has yet to be fully resolved. How this can be addressed will be explored with the relevant staff following the completion of the Neighbourhood Services restructure process.

Risk Assessment

12. The Council's recent restructure is expected to have an impact on project and local priority delivery as Service Directorates establish new ways of working. There are areas of the Council where recruitment remains a challenge, reflective of the national situation. As discussed above therefore, there is the potential for a lack of corporate resource to impact the delivery of projects. This has been observed in 2022-2023.
13. However, the LAAP does not commit the Committee to a single delivery route and should staff resource continue to be a key constraint, alternative options

can be considered including the use of external contractors or delaying the project if appropriate.

14. The development and approval of this action plan informs and supports the allocation of resources to enable focused delivery of projects for the local area. It has informed the development of the Corporate Plan Local Area Actions. Delivery of local projects would be adversely affected without the plan.

Equality and Diversity Implications

15. The Equality Act is relevant to the decision in this report, however existing projects have been previously assessed and the new projects are at concept stage and will be assessed in terms of equality and diversity implications as part of the Council's Project Management process which will be approved by the relevant project board. It is therefore not considered necessary to carry out an assessment at this time.

Climate Change and Environmental Implications

16. The Action Plan supports environmental enhancements through, for example, delivery of the masterplan project at Itchen Valley Country Park, and the development of a woodland management and improvement plan at Telegraph Woods.
17. The plan encourages a positive behaviour change for residents through provision of green spaces and community facilities. Considered management of woodland and open spaces promotes environmental resilience and provides educational opportunities to teach people about the natural environment.
18. Major development sites meet BREEAM requirements and align to internal and statutory external regulations to project and enhance the environment.

Conclusion

19. This report briefly sets out the process that has informed the development of the draft HEWEB Local Area Action Plan priorities 2023-2024. The action plan priorities are therefore presented to the Committee for approval, as shown in Appendix Two.

KITTY BUDDEN
LEAD LOCAL AREA MANAGER

Date:	14 May 2023
Contact Officer:	Kitty Budden
Tel No:	02380 688418
e-mail:	kitty.budden@eastleigh.gov.uk
Appendices Attached:	2

LOCAL GOVERNMENT ACT 1972 - SECTION 100D

The following is a list of documents which disclose facts or matters on which this report or an important part of it is based and have been relied upon to a material extent in the preparation of this report. This list does not include any published works or documents which would disclose exempt or confidential information.

Eastleigh Borough Council Corporate Plan 2023-2026.
HEWEB Community Investment Programme 2019-24
HEWEB Local Area Action Plan 2022-23

This page is intentionally left blank

APPENDIX ONE

Hedge End, West End and Botley Local Area Action Plan 2022-23 Progress Update

PROJECT/ PRIORITY	PROGRESS UPDATE
Major planning applications – maximise community benefit	
Boorley Park	The Community Centre, Sports Pavilion and sports pitches were transferred to the Council in April. Following improvement works to the building, the Council provided a licence to Botley Parish Council to occupy the buildings which opened to the public in December 2022. The legal transfer is ongoing. A number of areas of open spaces are ready for formal transfer and the Council are preparing licences as an interim measure due to resource issues within the Asset Management team. Inspections are continuing on other areas of open space to bring them up to an acceptable condition. Remedial work to the allotments has been delayed due to the poor weather conditions. This work is expected to begin shortly. Following public consultation, the play area for Chancellor Park has approved and will be installed prior to the Summer holidays.
Boorley Gardens	First occupations took place in December 2022. Road infrastructure works are due to be completed by July 2023.
Woodhouse Lane	The Berrywood Fields community grass pitches opened for use by Hedge End Rangers in November 2022. The sports hall extension at Deer Park school has been completed and community use of the facilities is developing successfully.
St. John's Phase 1 and Phase 2, Hedge End	The Hedge End Way play area was installed and opened to the public in July 2022. The formal land transfer is ongoing.
Winchester Street	Outline planning permission was issued in March 2022.
Hatch Farm	The wheeled sports area was installed and opened to the public in August 2022. The public art project group has been established and is preparing documents for the tender process.
Other Projects	

Itchen Valley Country Park – Masterplan	Planning permission for the proposed masterplan works has been granted and contractors appointed. Work begins on site in June 2023.
Former Budgens site, Hedge End	Discussions continue with a potential occupier for the site.
New Place/ Former Russells Equestrian Centre	A project proposal has been prepared and submitted for review. Funding sources are being explored.
Climate Change Initiatives	
Telegraph Woods	Progress has been delayed due to staff resourcing and the restructure of the Neighbourhoods and Green Spaces Directorate. Once the restructure is completed, options for scoping the project will be explored with the relevant staff.
Land around Wildern Nature Reserve	Agreement regarding the land parcels to be transferred has been reached with Hedge End Town Council. Progress regarding the formal transfer has been delayed due to resource constraints.
Public Art Project	
Snowdrop Place	Project to be delivered by the developer. Public Art Statement received.
Berry Theatre Entrance	Project completed March 2022.
West End Heritage Markers	Project completed October 2022.
Hedge End Green Routes	Project completed March 2023.

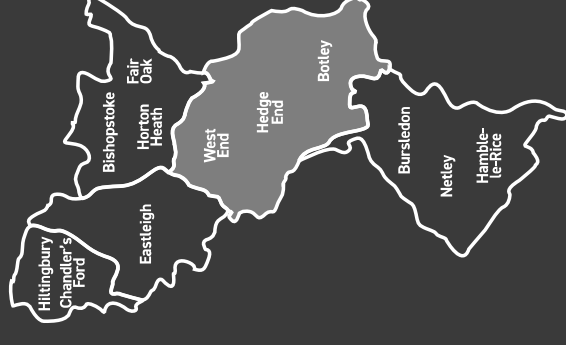


Cllr Cynthia Garton - Local Area Chair

cynthia.garton@eastleigh.gov.uk

Hedge End, West End & Botley (HEWEB)

Local Area Action Plan Priorities 2023/24



Responsibilities of the Local Area Committee

- ▶ Champion the local area
- ▶ Decide local priorities
- ▶ Manage local budgets
- ▶ Determine local levels of council services such as Streetscene and traffic management
- ▶ Work with the local community
- ▶ Decide planning applications

Responsibilities of the Local Area Manager

- ▶ Act as a link between the Council and local people
- ▶ Advise local councillors
- ▶ Manage the local revenue budget and the capital programme/major projects
- ▶ Work with the Council to improve local services and to ensure value for money
- ▶ Identify local needs and priorities
- ▶ Work closely with Town and Parish Councils, schools and community groups
- ▶ Influence the development of the Council's annual strategic plan to recognise the aims of the local Areas

Key Projects & Priorities

- ▶ Current development sites - continue to maximise and champion delivery of community benefits from current sites including Boorley Park
- ▶ Ichen Valley Country Park - complete delivery of Masterplan project'
- ▶ Former Budgens site, Hedge End - regeneration of site to enhance and re-invigorate the Hedge End Town Centre
- ▶ Telegraph Woods - development of project to manage and enhance woodland for ecological and recreational purposes
- ▶ Hatch Farm public art project - delivery of public art following consultation with residents
- ▶ Land around Wildern Nature Reserve - management of land for ecological purposes.
- ▶ 'New Place' Former Russells Equestrian Centre land - establish a long-term plan for this valuable open space for our community
- ▶ Local Health Provision - engagement with Integrated Care Boards and primary care providers to influence provision of health care services in the local area
- ▶ Speeding - work with partners to reduce speeding along local roads

Council Services - Local Variations

- ▶ Country Parks, Asset Management, Countryside and Corporate Communications - Ichen Valley Country Park
- ▶ Neighbourhood Services and Corporate Communications - sponsored roundabouts
- ▶ Neighbourhood Services and Customer Care - car parks at Ichen Valley Country Park, Hedge End Train Station and the former Budgens site

Key Partnerships

- ▶ Hedge End Town Council
- ▶ West End Parish Council
- ▶ Botley Parish Council
- ▶ Hampshire Constabulary
- ▶ Hampshire County Council
- ▶ Wildern Academy Trust
- ▶ HEWEB Community Schools Network
- ▶ Ageas Bowl
- ▶ HEWEB Youth Partnership
- ▶ HEWEB Business Group
- ▶ Integrated Care Boards and primary care providers

This page is intentionally left blank

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

Monday, 12 June 2023

ANNUAL REVIEW

Report of the Local Area Manager

Recommendation:

It is recommended that the Committee considers and agrees the contents of this report.

Summary

This report highlights the main areas of work undertaken by the Hedge End, West End and Botley (HEWEB) Local Area Committee in 2022/23.

It also includes a summary of the Chair's annual review for 2021/22. This review was presented at the Annual Assemblies hosted by Hedge End Town Council and West End Parish Council.

Statutory Powers

Section 1 of the Localism Act 2011.

Strategic Implications

1. The Committee's work contributes to the achievement of the Council's Corporate Plan 2023-2026 and the corporate themes, including Local First. The projects and service level agreements outlined in Appendix One highlight the Committee's contribution towards Enabling a Healthier Eastleigh, Shaping Places, Protecting our Environment, and Creating Homes and Communities. The Committee has continued to allocate grant funding to community groups and support local initiatives. It has approved financial contributions towards projects seeking to meet local need and reflect the Committee's priorities as identified in the HEWEB Area Action Plan. The Chair's review in Appendix Two also illustrates the Committee's work in line with the Corporate Plan and the Area Action Plan.

Introduction

2. This report provides an outline of the work undertaken by the HEWEB Local Area Committee for the period of 1 April 2022 – 31 March 2023. The details can be found in Appendix One.

3. The Chair has written an annual review which was presented at the annual assemblies at Hedge End Town Council and West End Parish Council. Botley Parish Council did not hold an assembly. This review is contained in Appendix Two and supplies some more detail about the work of the Committee during this year.

Financial Implications

4. There are no financial implications associated with this report.

Risk Assessment

5. There are no identifiable risks.

Equality and Diversity Implications

6. The Equality Act is not relevant to the decision in this report because:
 - It does not relate to eliminating discrimination, advancing equality of opportunity, or fostering good relations between different people.

Therefore, it is considered that for this decision the Equality Duty does not need to be addressed and an Equality Impact Assessment (EqIA) has not been carried out.

Climate Change and Environmental Implications

7. There are no climate change or environmental implications associated with the report's recommendation.

Conclusion

8. Councillors are invited to consider this report.

KITTY BUDDEN
LEAD LOCAL AREA MANAGER

Date:	14 May 2023
Contact Officer:	Kitty Budden
Tel No:	02380 688418
e-mail:	kitty.budden@eastleigh.gov.uk
Appendices Attached:	2

LOCAL GOVERNMENT ACT 1972 - SECTION 100D

The following is a list of documents which disclose facts or matters on which this report or an important part of it is based and have been relied upon to a material extent in the preparation of this report. This list does not include any published works or documents which would disclose exempt or confidential information.

None.

APPENDIX ONE

(HEWEB REVIEW PERIOD 1 APRIL 2022 – 31 MARCH 2023)

COMMITTEE MEETINGS	2022-23
Number of Committee meetings convened (3 meetings cancelled)	3
Public participation (speakers in Committee)	1
Additional Members' meetings	7
AGENDA ANALYSIS	
Planning applications considered	9
Other reports	9
Exempt items	0
REPORTS APPROVED	
Financial Management x 2	
Community Grants 22-23	
Street naming report	
Various Roads Traffic Regulation Order x 2	
Traffic Regulation Order x 1	
Local Area Action Plan 2022/23	
Appointments to Outside Bodies	
Annual Review	
REVENUE GRANTS AWARDED	
Revenue grants for local community grants	11
Revenue Value	£3,744
Revenue grant for Healthworks outreach activities	£11,000
ANNUAL SERVICE LEVEL AGREEMENTS (SLAs)	
Hedge End Teenage Drop-In Centre	£5,500
Friday Night Football 2020-21	£2,130
Direct Services roundabout annual rolling maintenance	
Wildern Community Management Committee	£53,830
Berrywood Meadows Direct Services maintenance	
Parksport Summer Holidays activities	£2,000
Hedge End Unwrapped	£2,850
APPROVED NON-ROUTINE PROJECTS £1,000+	
Allocation of Developer's Contributions towards installation of new play area at Chancellor Park, Boorley Park	£52,541
Allocation of Developer's Contributions towards improvements at Moorgreen Meadows SSSI	£20,135
Revenue expenditure towards dual waste bins at Boorley Park	£2,000
Revenue expenditure towards highway infrastructure repairs	£1,265
Revenue expenditure towards the Young People's Wellbeing Service for 2022/23	£5,500
Revenue expenditure towards six flower towers	£4,080
Allocation of Developer's Contributions towards Eastleigh Town Centre public realm improvements	£27,121

EXPENDITURE SUMMARY	
Capital expenditure – actual for 2022/23	TBC
Revenue expenditure – actual for 2022/23	TBC
Total Revenue reserves – committed/ uncommitted	TBC

APPENDIX TWO

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE CHAIR'S REVIEW 2022/2023

Thank you for the opportunity to share some of the successes of the past year with you this evening.

Itchen Valley Country Park:

At this time in 2022, £3.3M funding had been approved for a range of improvements to this popular park and a planning application was to be submitted for elements of this masterplan. A year on, and following the grant of planning permission, the Council has now appointed contractors and is working with them to plan the delivery of the masterplan project which is expected to commence later this year. The improved facilities include, amongst other things, a new building at High Hill Field, upgraded play equipment, improved trails, and enhanced parking.

Berrywood Fields and Deer Park School Community Facilities:

At the beginning of November, Hedge End Rangers were able to play their first games on the three grass community football pitches that that been provided by the Council. These pitches, together with the Artificial Turf Pitch, are now being used by Hedge End Rangers as a home ground, and as the grass pitches establish fully, other community clubs will be able to benefit. The sports hall extension at the school has expanded the opportunity for community use of the sports facilities and Wildern Academy Trust have worked hard to grow this offering which is being well received by residents.

Hatch Farm:

Working closely with West End Parish Council and in consultation with local residents, I'm pleased to say that the wheeled sports area was able to be opened to the public on August 2022. It has been enjoyed by many young, and not so young, residents! Tree planting was recently completed, and we are looking at opportunities to involve residents in more tree planting in the open space over the next couple of years.

The working group involved in the wheeled sports project is now focusing its attention on the public art project for the site which will be funded by financial contributions from the development specifically secured for that purpose.

Boorley Park:

After a tremendous effort by Borough Council and Botley Parish Council staff, it is wonderful that the Parish Council were able to open the community centre and sports pavilion at Boorley Park in January this year. The community centre has started very successfully and is being used for a wide range of clubs and activities. Borough Council staff are continuing to work with the consortium of developers to bring the remaining community facilities up to standard to enable the Council to accept their formal transfer, for the benefit of local residents.

Recently, the Council has been consulting on options for a second play area on open space within the site. This will be installed before the summer holidays for our younger residents to enjoy.

Public Art Projects:

Two public art projects have recently been completed. The West End Heritage Markers and the Hedge End Green Routes Wayfinder projects have both been well received by residents. They make a positive contribution to the appearance of these areas and encourage people to explore our communities on foot.

Community Project Funding:

As a committee, we have continued to support local organisations in the HEWEB area with over £3,700 of grant funding awarded. In addition, the committee has approved the allocation of £11,000 for the coming year towards additional health walks and community fitness classes for older people and people with long term health conditions across the local area.

The Committee has provided new and replacement litter bins following requests from residents, and has funded replacement street name plates, new benches, flower towers in our village and town centres; and Ball Stop netting at Boorley Park MUGA, amongst other items.

As Councillors, we are frequently contacted by residents with regards to parking issues. Each year we have prioritised sites for potential traffic regulation orders, which typically comprise the introduction of double yellow lines. From 1 April 2023, the authority for making TROs will revert to HCC as the highway authority. In January, the committee therefore approved the final TROs that the Borough Council can implement on behalf of HEWEB Local Area Committee, and the lining works should be completed soon.

Partnership Working:

Many of the successes that have been achieved in Hedge End, West End and Botley have been achieved through close working with key partners in the area, particularly Hedge End Town Council, West End Parish Council and Botley Parish Council. We are grateful to everyone involved with these organisations for their hard work and dedication.

We as committee, we continue to engage with private and public sector partners to ensure that local residents are properly represented when decisions regarding matters that affect our communities are considered.

Concluding Remarks:

The Local Area Committee enables local decisions to be made at a local level. However, we could not carry out our work without the help of our partners, staff, local organisations and volunteers – you have the gratitude of the Committee, and we look forward to continuing to work with you this coming year. I would also like to thank the Local Area Manager and Assistant Local Area Manager for the help and support they give to the Chair, Committee, Town and Parish Councils, local groups, organisations and residents.

Councillor Cynthia Garton – Chair of the Hedge End, West End and Botley LAC March 2023

This page is intentionally left blank

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

Monday, 12 June 2023

FINANCIAL MANAGEMENT

Report of the Local Area Manager

Recommendations

It is recommended that the Committee:

- (1) Allocates £56,761.58 of developer's contributions towards the IVCP Masterplan project;
- (2) Notes the expenditure of £35,000, funded from the following developer's contributions, towards the Chancellor Park play area and additional Rhyno Mulch flooring in the Boorley Park play area adjacent to the Sports Pavilion;
- (3) Allocates £9,361.40 of developer's contributions to the existing Boorley Park public art project;
- (4) Notes the expenditure of £12,622.26 from this Committee's revenue budget towards the installation and maintenance of 11 planters across Hedge End, West End and Botley town and village centres;
- (5) Allocates £5,400 of developer's contributions and £1,590 taken from this Committee's reserves towards the Berry Theatre Gates project overspend;
- (6) Notes the expenditure of £1,678 from this Committee's reserves towards the Hedge End Green Routes project overspend;
- (7) Approves the expenditure of £7,840 funded from developer's contributions to Hedge End Town Council for the identified repairs for the Turnpike Way cricket nets;
- (8) Approves the re-allocation of £7,225.25 of developer's contributions towards the roundabout enhancement programme;
- (9) Approves the expenditure of £5,500 from the Committee's revenue budget as a contribution towards the Young People's Wellbeing Service for 2023-2024.

Summary

This report has been compiled following discussion with local stakeholders, Councillors and specialist staff and it identifies project that will meet local need that require funding. The recommendations are to be funded using a mixture of developer's contributions and

this Committee's budgets.

Statutory Powers

Section 1 of the Localism Act 2011.

Strategic Implications

1. The identified projects will assist the Council in achieving its corporate aims set out in the Corporate Plan 2023-2026. All of the projects are in line with Local First as they reflect local need.

Itchen Valley Country Park

2. Following a review of the tender submissions for the delivery of the Itchen Valley Country Park (IVCP) Masterplan, additional funding was approved by Cabinet on 23 February 2023 to reflect inflationary and energy construction cost uplifts from the initial business plan. As part of the approval, this Committee was asked to allocate any available and legitimate developer's contributions that have arisen since the project approval. As such, the Committee is asked to approve the allocation of £56,761.58 towards the IVCP Masterplan project from the following developer's contributions:

O/15/76418 Foreman Homes, Land off Botley Road, West End	£56,761.58
Receipt Date: 30/06/2022	

3. Any further developer's contributions secured for Open Space and Recreation enhancements in the HEWEB area received during the delivery phase of this project will be presented to this Committee for allocation to this project.

Boorley Park

2. In June 2022, this Committee approved the allocation of contributions for play provision in Boorley Park. The Committee consulted local residents on proposals and subsequently approved the design for a play area in Chancellor Park in March 2023. Due to the increase in material costs, additional funding was required. The Committee is asked to note the expenditure of £35,000 funded from the following developer's contributions, to meet the additional project cost which includes the provision of bins, seating and a picnic bench, and additional Rhyno Mulch flooring to address the issues with mud in the Boorley Park play area adjacent to the Sports Pavilion:

F/17/80382 Imperial Homes South, Braxells Farm	£5,360
--	--------

Receipt Date: 09/08/2018	
O/16/78389 Foreman Homes, Crows Nest Lane, Botley Receipt Date: 28/08/2020	£29,640

3. Additional developer's contributions towards public art at Boorley Park have been received and the Committee is therefore requested to approve the allocation of this funding to the existing public art project for this site:

O/12/71514 Vistry Southern (formerly Linden Homes), Land to North and East of Boorley Green, Winchester Rd, Botley Receipt Date: 11/01/2023	£4,680.70
O/12/71514 Vistry Southern (formerly Bovis Homes), Land to North and East of Boorley Green, Winchester Rd, Botley Receipt Date: 11/01/2023	£4,680.70

Town and Village Centre Planters

4. Traditionally, this Committee has funded the installation of a total of six flower towers in the three village/ town centres across HEWEB which have been consistently well received by residents and business owners at a cost of circa £4,000 per annum. However, these have had to be imported from the Netherlands as they could not be sourced more locally. To provide a more sustainable and ecologically sensitive enhancement for these areas, a total of eight Corten Steel planters for Hedge End Town Centre and West End Village Centre, and three timber planters for Botley Village Centre have been sourced and will be installed in key locations at a cost of £11,677. To reduce the level of watering, irrigation systems are to be installed at a one-off cost of £945.26. The final figure for soil and plants is awaited. These planters have been funded through the Committee's revenue budget utilising income from the Committee's roundabout sponsorship programme. The Committee is asked to note this expenditure.

Berry Theatre

5. A public art project to install new access gates to the pedestrian and artists' entrance to the Berry Theatre commenced in 2019. In Spring 2020, the appointed Artist disclosed that her subcontractors had gone into liquidation because of the Covid pandemic at which point the project was paused. In

October 2021, a new contractor was appointed by the project board to fabricate and install the approved design. Due to the increase in material costs and the need to split design and fabrication contracts, additional funding of £6,990 was required. At the time that the overspend was approved, the additional funding was anticipated to be funded through this Committee's reserves. However, the following developer's contributions of £5,400 have subsequently been identified and the Committee is therefore requested to approve the allocation of this funding to this project, with the remaining £1,590 funded from reserves:

F/14/75689 Sainsbury's Supermarket Ltd; Sainsbury's Supermarket, Tollbar Way, Hedge End Receipt Date: 16/04/2015	£5,400
---	--------

Hedge End Green Routes

6. The Hedge End Green Routes Wayfinder project began in July 2019 and was completed in March 2023. Due to the Covid pandemic and complications with the proposed location of one of the wayfinders, additional project management time and manufacturing was required. As a consequence, the project required additional funding to be approved to enable the project to be completed. This Committee is therefore asked to note the expenditure of £1,678 from the Committee's reserves.

Turnpike Pavilion Cricket Nets

7. Turnpike Way Recreation Ground is a Hedge End Town Council-owned public open space that is designed for local cricket provision in the form of a cricket wicket and outfield, and a two-lane cricket net. The cricket nets had fallen into a poor state of repair and in March, the right-hand lane was condemned, and the left-hand lane deemed dangerous. Due to the presence of the trees to the north/ northwest, the right-hand lane cannot be repaired without wholesale tree removal. Consequently, Hedge End Town Council have taken the decision to remove the right-hand lane from play and repair the left-hand lane.
8. Due to limited contractor availability, the repairs to the nets have been delayed to June. Agreement was reached in March that £5,500 of funding would be given to Hedge End Town Council to facilitate these works. Since then, the Town Council have confirmed that the cost of a complete surface replacement would be £7,840. The Committee is therefore asked to approve the expenditure of £7,840 funded from the following Developer's Contribution to Hedge End Town Council for the identified repairs:

F/04/51739 Future Property Development, Sundays Hill Garage, 62 Bursledon Road, Hedge End	£4,769.53
---	-----------

Receipt Date: 22/11/2004	
F/12/71082 First Wessex, Plots 143-146 Grange park Mobile Homes, Shamblehurst Lane South, Hedge End Receipt Date: 05/12/2012	£3,070.47

Roundabout Improvements

9. HEWEB Local Area has a number of roundabouts that are prominent features in the public realm. The Assistant Local Area Manager is undertaking a review and improvement programme of the main roundabouts to enhance their appearance and improve them ecologically where possible.
10. The Committee is therefore requested to approve the re-allocation of the following developer's contributions that were previously approved for spend towards public art at the Bradbeers roundabout. This project was subsequently delivered by the developer and the approved funding was not required. Further funding is expected to be available through the revenue from the sponsorship of roundabouts. This will be brought to this Committee for approval in due course.

F/14/75157 Ram Capital Ltd, Unit 1a Bradbeer Retail Unit, Wellington Park Receipt Date: 11/01/2017	£7,225.25
---	-----------

Young People's Wellbeing Service

11. The Young People's Wellbeing Service (YPWS) incorporates the Teenage Drop-In Centre (TADIC) at Hedge End Medical Centre and Eastleigh Youth Counselling.
12. TADIC is a charity, and it provides a confidential and accessible service for young people to empower them to make informed choices about their own mental, emotional and physical health.
13. The charity is governed by a Broad of Trustees who oversee the service provided by a team of health specialists ranging from doctors, sexual health nurses and counsellors supported by an administration team.
14. A rolling 12-month service level agreement between this Committee on behalf of Eastleigh Borough Council, Hedge End Town Council, Wildern School and

the YPWS outlines the parameters of the service. This service is funded through the contributions from the two councils and Wildern School.

15. This Committee is asked to note the funding for this service for 2023-2024 of £5,500, taken from the revenue budget.

Financial Implications

16. All of the recommendations can be funded through the stated developer's contributions and the Committee's revenue budget or reserves as outlined.

Risk Assessment

17. If these recommendations are not supported, the Committee's ability to respond to identified local need will be hampered. The lack of approved funding would impact the ability for projects and/ or services to continue. There is also a reputational risk to consider if the funding is not approved.

Equality and Diversity Implications

18. The Equality Act is not directly relevant to the decision in this report because each current project has a bespoke assessment. All the Council's projects are scoped in line with the approved project management documentation and processes which includes assessments of the equality and diversity implications.
19. It is considered therefore that for this decision the Equality Duty does not need to be addressed and an Equality Impact Assessment (EqIA) has not been carried out.

Climate Change and Environmental Implications

20. The flower towers previously installed annually had a negative contribution to climate change through their production, transport, weekly watering throughout the summer and their eventual disposal. While the installation of steel and timber planters does have a negative impact due to their production and transportation, they have a lesser impact as they will not be required to be replaced annually; the irrigation system reduces the need to water them to 2-4 week intervals; and they can be planted with locally sourced plants that are ecologically beneficial.
21. The continued support for active lifestyles and play for young people may indirectly encourage a reduction in motorised vehicle use through providing activities within walking distance of people's homes and improving general fitness.

Conclusion

22. The Committee is requested to approve the recommendations which relate to funding for local projects within the HEWEB area.

KITTY BUDDEN
LEAD LOCAL AREA MANAGER

Date: 21 May 2023
Contact Officer: Kitty Budden
Tel No: 02380 688418
e-mail: kitty.budden@eastleigh.gov.uk
Appendices Attached: None

LOCAL GOVERNMENT ACT 1972 - SECTION 100D

The following is a list of documents which disclose facts or matters on which this report or an important part of it is based and have been relied upon to a material extent in the preparation of this report. This list does not include any published works or documents which would disclose exempt or confidential information.

None.

This page is intentionally left blank

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

Monday, 12 June 2023

APPOINTMENTS TO REGULATORY PANELS, OTHER GROUPS AND OUTSIDE BODIES

Report of the Local Area Manager

Recommendations

It is recommended that:

- (1) The nominations for 2023-24 municipal year appointments to regulatory panels and other groups as set out in paragraph 6 are approved; and
- (2) The proposed nominations for 2023-24 municipal year appointments to Outside Bodies, as set out in Appendix One, are approved.

Summary

In addition to attending Council meetings and other constituency work, Councillors and some staff are required to sit as representatives of the Council on other organisations and agencies known as Outside Bodies. Outside bodies are external organisations, including formal or informal partnerships, to which the Borough Council is a party, which have requested that the Borough Council appoint an Elected Councillor or a representative to them or to which the Council expects to make appointments. Regulatory Panels are formal decision-making panels required to deliver the Council's statutory obligations. The other groups comprise those established to share information or manage local initiatives.

Statutory Powers

The Local Government and Housing Act 1989, Local Government Act 2000, Localism Act 2011.

Strategic Implications

1. This report relates to governance arrangements which underpin all the Council's Corporate Plan 2023-2026 objectives.

Introduction

2. The Council appoints elected members, and in some instances staff, to represent it on a range of Outside Bodies at a national and local level. Such

appointments ensure that the Council's and residents' interests are represented within key agencies.

3. The Council recognises the contribution outside organisations make to the wider community and in the achievement of Council's corporate priorities.
4. Outside bodies are external organisations and partnerships which have requested that the Borough Council appoint an Elected Councillor or a representative to them. Participation in outside bodies:
 - (i) Contributes to the Borough Council's strategic functions, priorities or community leadership roles;
 - (ii) Supports partnership and joint working; and
 - (iii) Enables Councillors to gain and share knowledge and expertise.
5. All Councillors are eligible to be appointed as representatives of the Borough Council on these groups. Councillors and staff appointed must respond to all reasonable requests for information about the work of the outside body and their participation in it. Councillors must consider the implications and responsibilities of being involved with outside bodies.

Proposal

6. This Committee is responsible for making Councillor appointments to Regulatory Panels and other groups. The following nominations have been made for Councillor representatives for the municipal year 23-24 and it is recommended that these are approved as follows.

Regulatory Panels	Councillor nominations for 23-24
Licensing – to deal with issues not covered by the Licensing Act 2003 or the Gambling Act 2005	All members of the Committee to be appointed to a pool from which any three can be selected. (The requisite training must be completed before members can serve on a panel.)
Licensing Panels as appointed by full Council for the purposes of the Licensing Act 2003 or the Gambling Act 2005	Councillors Asman, Pretty and Welsh
Other Groups	
Community Grants Sub-Group	Councillors Gomer, Garton (LAC Chair), and Kinloch

7. This Committee is also responsible for making Councillor appointments to Outside Bodies within the Hedge End, West End and Botley Local Area. A list

of outside bodies to which the Local Councillors make appointments, and the recommended nominees can be found at Appendix One.

Financial Implications

8. There are no financial implications associated with this decision.

Risk Assessment

9. Councillors must consider the implications and responsibilities of being involved with outside bodies as they must:
 - (i) Continue to comply with the Borough Council's Code of Conduct when they are acting as a representative of the Council;
 - (ii) Comply with the Code of Conduct of the outside body they are appointed to, if one exists;
 - (iii) Declare a personal interest in any business of the Borough Council where it relates to a body they are appointed to by the Borough Council.
10. All Councillors are recommended to make sure that when they take up their appointment with the outside body, they have access to the key documents regulating the organisation such as its constitution or terms of reference to ensure they are aware of what the body can and cannot do and receive a briefing on the body or their role within it if necessary.
11. There is a risk that appointments will not be made to all the outside bodies which could hinder the Borough Council in furthering its interests and priorities, and not develop the external facing role of Councillors.

Equality and Diversity Implications

12. The Equality Act is not relevant to the decision in this report because:
 - It is a report making an appointment to an outside body.

Therefore, it is considered that for this decision the Equality Duty does not need to be addressed and an Equality Impact Assessment (EqIA) has not been carried out.

Climate Change and Environmental Implications

13. Councillors travelling to meetings via unsustainable means could result in an increase in greenhouse gases. With increased opportunities for virtual meetings, the need for travel is likely to be reduced. Councillors are encouraged to travel sustainably and not to receive paper copies of agendas where possible.

Conclusion

14. The nomination of Councillor representatives to Regulatory Panels, other groups and Outside Bodies supports the Borough Council in delivering its statutory obligations and strengthens partnership and joint working. Councillors' participation in outside bodies contributes to the Council's strategic functions and priorities.
15. The Committee is therefore asked to appoint to the roles listed in paragraph 6 and Appendix One and the appointments be recorded in the minutes.

KITTY BUDDEN
LEAD LOCAL AREA MANAGER

Date:	14 May 2023
Contact Officer:	Kitty Budden
Tel No:	02380 688418
E-mail:	kitty.budden@eastleigh.gov.uk
Appendices Attached:	1

LOCAL GOVERNMENT ACT 1972 - SECTION 100D

The following is a list of documents which disclose facts or matters on which this report or an important part of it is based and have been relied upon to a material extent in the preparation of this report. This list does not include any published works or documents which would disclose exempt or confidential information.

None.

Appendix One

APPOINTMENTS TO OUTSIDE BODIES 2023-24 Hedge End, West End and Botley Local Area Committee

Name of Organisation:	HEDGE END, WEST END AND BOTLEY YOUTH PARTNERSHIP	
2022-23 Representative(s):	Councillor R Gomer	
Proposed Nomination:	Councillor R Gomer	
Contact Officer:	Kitty Budden	
Committee:	Hedge End, West End and Botley Local Area Committee	
Terms of reference and objectives of organisation:	To co-ordinate youth provision across the local area	
Key areas of interest and topical Issues for the organisation:	Young people	
No of meetings per year: 4-6 (Meetings currently paused, review due to take place in 2023-34)	Usual time of meeting(s): Tuesdays, (6.30 pm for AGM only) Midday meetings	Normal amount of notice given of meeting(s): 2 months
Desired skills, qualities, knowledge or experience Members should have:	A working knowledge of the HEWEB Youth Development Plan. Background knowledge of youth services, youth club provision and issues affecting young people aged 8 – 25.	
Details of any training provided:	None	
Details of anticipated workload: e.g. will member attend meeting only or be involved in other work?	Review of youth provision is due to take place in 2023-24; Meetings and future reviews of youth provision.	
Name and address of contact for organisation:	Kitty Budden (Lead Local Area Manager)	

Name of Organisation:	NORTH WHITELEY DEVELOPMENT FORUM	
2022-23 Representative(s):	Cllr D Pretty	
Proposed Nomination:	Cllr D Pretty	
Contact Officer:	Mr D Blakemore	
Committee:	Hedge End, West End and Botley Local Area Committee	
Terms of reference and objectives of organisation:	Overview of emerging housing development for North Whiteley. Ability to inform the master plan and highlight potential impacts on Eastleigh Borough.	
Key areas of interest and topical Issues for the organisation:	Strategic planning of housing development; Awareness of planning permissions and proposals in the HEWEB area.	
No of meetings per year: 4 (approx quarterly)	Usual time of meeting(s): Tuesdays at 6pm, at the Solent Hotel, Whiteley	Normal amount of notice given of meeting(s): One month
Desired skills, qualities, knowledge or experience Members should have:	Sound knowledge of proposed strategic housing developments; Appreciation of key proposals in the draft Eastleigh Local Plan	
Details of any training provided:	Not applicable. Although briefings will be provided by key officers and developers' representatives	
Details of anticipated workload: e.g. will member attend meeting only or be involved in other work?	Attendance at Forum meetings and any associated consultation events; Reading of all papers and draft documents associated with the Forum; Providing feedback to other Members and officers as required.	
Name and address of contact for organisation:	Mr D Blakemore Winchester City Council City Offices Colebrook Street WINCHESTER SO23 9LJ 01962 848217	

Name of Organisation:	WILDERN AND DEER PARK COMMUNITY MANAGEMENT COMMITTEE	
2022-23 Representative(s):	Cllr C Garton	
Proposed Nomination:	Cllr C Garton	
Contact Officer:	Kitty Budden/ Ross McClean	
Committee:	Hedge End, West End and Botley Local Area Committee	
Terms of reference and objectives of organisation:	Oversee Community Use Programme. Receive reports from managers and review financial performance of the facilities. Agree and monitor an Annual Service Plan. Support development and extension of community activities on campus.	
Key areas of interest and topical Issues for the organisation:	Development and sustainability of the leisure centre, <u>D.@rt</u> Centre and the Berry Theatre; and the facilities available for community use at Deer Park School.	
No of meetings per year: 4 maximum	Usual time of meeting(s): Evenings - 6.00 pm - 8.00 pm	Normal amount of notice given of meeting(s): Annual programme
Desired skills, qualities, knowledge or experience Members should have:	Interest in: Arts and/or sports development and community education. Particular interest in community-based theatres and film an advantage.	
Details of any training provided:	Training and support can be given according to present level of knowledge.	
Details of anticipated workload: e.g. will member attend meeting only or be involved in other work?	Minimum requirement is attendance at meetings and background reading of papers. Occasional attendance at events and official openings desirable.	
Name and address of contact for organisation:	Kitty Budden (Lead Local Area Manager)/ Ross McClean (Local Area Manager)	

Name of Organisation:	HEDGE END, WEST END AND BOTLEY BUSINESS COMMUNITY GROUP	
2022-23 Representative(s):	Cllr D Pretty	
Proposed Nomination:	Cllr D Pretty	
Contact Officer:	Kitty Budden/ Ross McClean	
Committee:	Hedge End, West End and Botley Local Area Committee	
Terms of reference and objectives of organisation:	The Group will provide the collective business voice for the HEWEB area. It will become a formal consultee on local issues.	
Key areas of interest and topical Issues for the organisation:	These issues have been previously identified by the Group: Planning (policy and developments) Transport Traffic Communications including social media Recycling Training (skills)	
No of meetings per year: As required	Usual time of meeting(s): Mondays 7.45 - 9.30am	Normal amount of notice given of meeting(s): One month
Desired skills, qualities, knowledge or experience Members should have:	Experience of working in the private, public or voluntary sector is desirable.	
Details of any training provided:	None	
Details of anticipated workload: e.g. will member attend meeting only or be involved in other work?	Meetings only	
Name and address of contact for organisation:	Kitty Budden (Lead Local Area Manager) / Ross McClean (Local Area Manager)	

Name of Organisation:	BOORLEY GREEN WORKING GROUP	
2022-23 Representative(s):	Cllr R Kyrle/ Cllr D Kinloch	
Proposed Nomination:	Cllr R Kyrle/ Cllr D Kinloch	
Contact Officer:	Kitty Budden	
Committee:	Hedge End, West End and Botley Local Area Committee	
Terms of reference and objectives of organisation:	Working in partnership with representatives from Botley Parish Council, the Developers' Consortium and Eastleigh Borough Council officers to maximise the community benefit from the Boorley Park development and to ensure its integration into the wider Botley area.	
Key areas of interest and topical Issues for the organisation:	These issues have been identified by the Group: - Design and delivery schedules for housing and community facilities; Reports from the Neighbourhood Community Worker; Future management and Section 106 payments for the development.	
No of meetings per year: Every 6 – 8 weeks: To recommence in 2023	Usual time of meeting(s): Evening: To be confirmed	Normal amount of notice given of meeting(s): One month
Desired skills, qualities, knowledge or experience Members should have:	Experience of working in the private, public or voluntary sector is desirable.	
Details of any training provided:	None	
Details of anticipated workload: e.g. will member attend meeting only or be involved in other work?	Meetings only	
Name and address of contact for organisation:	Kitty Budden (Lead Local Area Manager)	

Name of Organisation:	HATCH FARM WORKING GROUP	
2022-23 Representative(s):	Cllr J Asman/ Cllr B Tennent/ Cllr R Gomer	
Proposed Nomination:	Cllr J Asman/ Cllr B Tennent/ Cllr R Gomer	
Contact Officer:	Siobhan Strand	
Committee:	Hedge End, West End and Botley Local Area Committee	
Terms of reference and objectives of organisation:	Working in partnership with representatives from West End Parish Council and Barnsland Residents' Association along with Eastleigh Borough Council officers to maximise the community benefit from the Hatch Farm development and adjacent facilities at Barnsland.	
Key areas of interest and topical Issues for the organisation:	These issues have been identified by the Group – delivery of public art, future management of the open space and connectivity of footpaths and cycle routes.	
No of meetings per year: At least every 8 weeks dependent on projects	Usual time of meeting(s): Daytime	Normal amount of notice given of meeting(s): One month
Desired skills, qualities, knowledge or experience Members should have:	Experience of working in the private, public or voluntary sector is desirable.	
Details of any training provided:	None	
Details of anticipated workload: e.g. will member attend meeting only or be involved in other work?	Meetings and possibly attendance at public consultations.	
Name and address of contact for organisation:	Siobhan Strand Assistant Local Area Manager	