

F/26/101013 – Land adjacent to Oak Cottage, Winchester Road, Boorley Green

Erection of part two, part three storey retirement living building with 50 apartments, communal facilities and car parking. Erection of a pair of detached dwellings.

Planning Policy Comments 26/3/26

The Council adopted the Eastleigh Borough Local Plan 2016-2036 on 25th April 2022. This document now forms the planning policy framework for the borough to 2036.

The planning application is for 50 bed retirement apartments with a mix of one and two bedroom retirement living apartments and for 2 three bed detached homes. The site is next to the Boorley Gardens development. It is allocated as a housing led site in policy BO4 Land north of Myrtle Cottage.

This application follows the refusal of application F/24/97945 in 2025. Planning Policy commented on this previous application, see response dated 3/10/24. While the principle of the development was considered acceptable, the responses raised questioned about some of the detailed criteria and therefore objected to the proposal. This response updates the Planning Policy comments.

Principle of development

Policy BO4 is an allocation for development to include approximately 22 dwellings subject to meeting criteria as set out in the policy. In the Local Plan, paragraph 4.13 provides supporting text to Strategic Policy S3, Location of new housing. This advises that the site allocations provide an indicative number of dwellings for each site. The Council will consider whether higher dwelling numbers can be justified when determining a planning application, following more detailed work and provided the proposal is in accordance with other policies in the plan.

The proposed scheme includes retirement living apartments and two detached homes. This application reduces the number of retirement living units by two, from 52 to 50 apartments. Local Plan policy DM25 promotes suitable accommodation for older people providing it meets three criteria. These are that the accommodation is in a sustainable location with good access to public transport; close to local facilities that residents can use; and well-integrated in the local community. As this proposal is an allocated site, adjacent to development currently under construction at Boorley Gardens and close to recent development and facilities in Boorley Park, it meets the three criteria in DM25 and the principle of development is considered to be acceptable.

Detailed criteria for development

Policy BO4 includes ten criteria for the site. These require a range of housing types, sizes and tenure; pedestrian and cycle links; sustainable drainage (SuDS); biodiversity net gain; a good quality landscape setting; and to consider the potential relocation of the existing electric pole. Further criteria address access and highways improvements, avoiding adverse impacts on protected habitats or species, noise and wastewater infrastructure.

The proposed development includes a range of housing with one and two bedroom retirement living apartments and three bedroom detached dwellings and is accessed from Winchester Road. The electric pole has been relocated. The previously submitted Noise Impact Assessment (July 2024) shows how the development is not impacted by, or result in, unacceptable noise levels. The development therefore meets the requirements in BO4 (1a), (1b), (1f) and (1i).

Considering the nature of the accommodation proposed on site, the off-site highways improvements and pedestrian and cycle links required under BO4 (1c) and (1d) are required to serve the residents of the proposed development and for people visiting and working the site. These enable residents to safely access existing and future local services and facilities nearby and provide alternatives to accessing these by private car (and also for people accessing the site). The Transport Statement reports that the development incorporates improved vehicle access, a pedestrian access towards the northeastern corner of the site and contributions towards sustainable transport.

The previous Planning Policy response on application F/24/97945 noted that the proposal did not meet the requirements in BO4 (1e), (1g) and (1h). The amended drainage strategy submitted meets the water management requirement in BO4 (1e). Providing the final Biodiversity Net Gain Strategy/plan is approved and BNG units purchased, the proposal meets the requirements in BO4 (1g). The detailed landscape scheme provided with the application addresses the requirement in Policy BO4 (1h) for a high quality landscape setting (subject to detailed consideration by the Council's Landscape consultant).

Southern Water have provided a response detailing the conditions necessary to address issues identified. Providing these conditions are applied, the proposal conforms to policy BO4 (1j).

Conclusion

The Planning Policy response on application F/24/97945, objected to the proposal as it did not meet all the detailed requirements in policy BO4.

The principle of this development is again considered acceptable on this site. Subject to any detailed comments on landscape (to address BO4 (1h)), the revised scheme now meets the criteria in policy BO4. Planning Policy therefore do not object to this development.