

Friday, 19 June 2026

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

Monday, 29 June 2026

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

SUPPLEMENTARY PAPERS ENCLOSED

- Item 7. Planning Application - Land Adjacent to Oak Cottage, Winchester Road, Boorley Green, SO32 2DH (Pages 3 - 8)

Erection of part two, part three storey retirement living building with 50 apartments, associated communal lounge, house manager's office, external enclosed refuse and electric scooter/cycle stores and sub-station; erection of a pair of detached dwellings; improved vehicular access and new pedestrian access to Winchester Road, internal roads, car parking and hard and soft landscaping. (Ref: F/26/101013)

TO: All members of the Hedge End, West End and Botley Local Area Committee

Staff Contacts: Nikki Dunne, Democratic Services Officer; Tel: 023 8068 8298;
Email: nikki.dunne@eastleigh.gov.uk

Ross McClean, Local Area Manager Tel: 023 8068 3367; Email:
ross.mcclean@eastleigh.gov.uk

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HEWEB Update Paper – 29 June 2026

<u>Item no.</u>	<u>Para</u>	<u>Update</u>	<u>Reason</u>
7 – Land adjacent to Oak Cottage	X	Revised recommendation Following receipt of consultation response from Natural England and amended plans the revised recommendation is as follows: Subject to: 1) Completion of S106 legal agreement to secure contributions as listed in committee report then delegate to the Planning Manager, Chair and Vice Chair of HEWEB Local Area Committee to PERMIT subject to the conditions listed in the committee report, as amended below:	The consultation response from Natural England is no longer outstanding and amended plans were submitted on 25.6.26
	X	Condition 2 – amended to include the list of plans: The development hereby permitted shall be implemented in accordance with the following plans and documents numbered: • SO-2977-03-AC-0100 rev P01 “Location Plan” • SO-2977-03-AC-0120 rev P14 “Proposed Site Plan” • SO-2977-03-AC-0121 rev P03 “Existing Site Plan” • SO-2977-03-AC-0122 rev P02 “Block Plan”	Updated following receipt of amended plans

		• SO-2977-03-AC-0200 rev P11 “Ground Floor Plan” • SO-2977-03-AC-0201 rev P09 “First Floor Plan” • SO-2977-03-AC-0202 rev P08 “Second Floor Plan” • SO-2977-03-AC-0203 rev P05 “Roof Plan” • SO-2977-03-AC-0205 rev P04 “Proposed Houses” • SO-2977-03-AC-0300 rev P04 “RLA Block – Elevations 1” • SO-2977-03-AC-0301 rev P05 “RLA Block – Elevations 2” • SO-2977-03-AC-0302 rev P04 “RLA Block – Elevations 3” • SO-2977-03-AC-0307 rev P01 “Sub-Station Elevations” • SO-2977-03-AC-0308 rev P03 “Bin Store & Mobility Scooter Store Elevations” • SO-2977-03-AC-0309 rev P01 “Garden Shed Elevations” • SO-2977-03-AC-0313 rev P01 “RLA Block – Elevations 1” • SO-2977-03-AC-0314 rev P01 “RLA Block – Elevations 2” • SO-2977-03-AC-0315 rev P01 “RLA Block – Elevations 3” • SO-2977-03-AC-0400 rev P02 “Cross Section” • SO-2977-03-LA-006 rev P04 “Sections for Northeast path”	
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		Reason: For the avoidance of doubt and in the interests of proper planning.	
	X	Condition 16 - Bullet point (a) to read as follows (amendments underlined), all other parts remain as per main committee report: (a) A technical summary highlighting any changes to the design from that within the submitted Scott White and Hookins' "Land at Winchester Road, Boorley Green - Drainage and Flood Risk Statement – December 2024" (Reference SO-2977-03-CE-RP-0500, Revision 07), <u>as amended by drawing SO-2977-03-CE-0500 rev P13 "Drainage Strategy Layout"</u>.	Wording to conditions amended to reflect consideration of latest plans
	X	Condition 18 - Second paragraph to read as follows (amendments struck through and underlined), all other parts remain as per main committee report: The fully detailed landscaping scheme shall be in general accordance with the landscape proposals shown on drawings SO-2977-03-LA-002 rev P23 "Landscape General Arrangement" and SO-2977-03-LA-003 rev P16 "Planting Strategy" <i>(N.B. revision of plan to change on receipt of amended plan)</i> and incorporate the amendments set out in points m) and n) of EBC's Landscape Team consultation response dated 9.4.26; <u>all points made in EBC's Landscape Team consultation response dated 25.6.26; and an increase in the height of the hedge surrounding the sub-station, bin store and mobility scooter & cycle store.</u>	Wording to conditions amended to reflect consideration of latest plans

	15	Additional consultation response (summarised, available in full on Councils' website: <u>Landscape</u> – No objection to amended plans, subject to conditions	Consultation response received after completion of committee report
	26	Additional consultation response (summarised, available in full on Councils' website: <u>Natural England – Completed Habitats Regulations Assessment (HRA)</u> - Objection – on the grounds of adverse effect on the integrity of the New Forest Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site from increased recreational disturbance. The impacts are also likely to affect the features of the associated Sites of Special Scientific Interest which underpin the above habitats site designations. No objection re: nutrient neutrality and recreational impacts on Solent SPA subject to credits/contributions being secured.	Consultation response received after completion of committee report
	73, 79, 125, 140, 143	Parking and sustainable travel The site layout plan has been amended to include the additional parking space required to meet the Council's parking standards.	Update following receipt of amended plans
	97, 98, 125, 140, 143	Layout, Design and Residential Amenity The design of the mobility scooter and cycle store has been amended to a timber clad construction to be in keeping with the design of the bin store. It is considered that the two stores now have a satisfactory unified appearance.	Update following receipt of amended plans

	102, 125, 140, 143	Trees and Landscape Amended landscape proposals have been submitted and are considered to be acceptable, subject to the amended wording of condition 18 set out above.	Update following receipt of amended plans
	111-113	Recreational impacts on the Solent SPA and New Forest SAC, SPA and Ramsar sites As anticipated Natural England have objected to the application on the grounds that they consider the proposed development would have adverse effect on the integrity of the New Forest SAC, SPA and Ramsar site from increased recreational disturbance; and that the impacts are also likely to affect the features of the associated Sites of Special Scientific Interest which underpin the above habitats site designations. As set out in the main committee report the Council, as the competent authority determining the application maintains its position that the interim New Forest Recreation Mitigation Strategy does provide sufficient and appropriate mitigation such that there would be no adverse effects on the integrity of the New Forest SAC, SPA and Ramsar site. No further amendments are therefore considered necessary.	Updated following receipt of Natural England's latest consultation response
	116	Drainage and Flood Risk Suitable amendments have been to the proposed drainage runs, subject to the amended wording of conditions 16 and 18 set out above.	Update following receipt of amended plans

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