

Friday, 26 January 2024

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

will meet on
Monday, 5 February 2024

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; Tel: 023 8068 8298;
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Ross McClean, Local Area Manager Tel: 023 8068 3367; Email:
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JOANNE CASSAR
Service Director – Governance and Support (Monitoring Officer)

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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.

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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. 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 2 February 2024.**

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

4. Chair's report

5. Presentation on Planning Guidelines

6. Planning Application - Land adjacent to Boorley Park Primary School, Botley, SO32 2SH (Pages 5 - 24)

Erect a single storey children's nursery with off road car parking (revised scheme) (F/23/96256)

7. Planning Application - 64 Goodlands Vale, Hedge End, Southampton, SO30 4SN (Pages 25 - 32)

Single storey front, rear and side extensions. Two storey side extension. Demolition of garage. (H/23/95222)

8. Planning Application - 25 High Street, Botley, Southampton, SO30 2EA (Pages 33 - 40)

Listed building consent for the construction of 1no. two storey detached dwelling and garage within rear garden (L/23/96047)

9. Planning Application - 25 High Street, Botley, Southampton, SO30 2EA (Pages 41 - 58)

Construction of 1no. two storey detached dwelling and garage within rear garden (F/23/96022)

10. Financial Management (Pages 59 - 74)

11. Planning Appeals

The Legal Services Manager to report:-

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

MOORGREEN FARMHOUSE, MOORGREEN FARM, BURNETTS LANE, WEST
END, SOUTHAMPTON, SO30 2HH

Appeal against the Council's refusal of the conversion of first floor of existing
detached garage to C1 AirBnB (Ref: F/23/95117)

25 SOUTHERN ROAD, WEST END, SOUTHAMPTON, SO30 3ES

Appeal against the Council's refusal of the variation of Condition 2 (approved
plans) of planning permission F/21/91036 (Erection of detached four-bedroom
dwelling and detached garage following demolition of existing dwelling) to replace
approved plan PL04 with revised plan PL04 Rev A to allow the as built Hardie
Plank weatherboard cladding in anthracite grey (from the approved Pearl Grey)
(Ref: X/23/95259)

25 SOUTHERN ROAD, WEST END, SOUTHAMPTON, SO30 3ES

Appeal against the Council's refusal of the erection of front boundary fencing
(Retrospective Application). This appeal is linked to the appeal at 25 Southern
Road, application reference X/23/95259. (Ref H/23/95400)

DATE OF NEXT MEETING Monday, 4 March 2024 at 7:00 pm In the The Berry Theatre, Wildern Lane, Hedge End, SO30 4EJ

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Hedge End, West End and Botley Local Area Committee (HEWEB)

DATE: 20 November 2023

Application Number: F/23/96256
Case Officer: Rebecca Altman
Received Date: 17/10/2023
Site Address: Land adjacent to Boorley Park Primary School, Botley,
SO32 2SH
Applicant: NHDH Limited
Proposal: Erect a single storey children's nursery with off road parking
(revised scheme)

Recommendation: **GRANT PLANNING PERMISSION** subject to the
following conditions:

CONDITIONS AND REASONS:

1. Implementation timeframe

The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. Approved plans

The development hereby permitted shall be implemented in accordance with the following plans numbered:

- 1980-00-01 (Location Plan)
- 1980-00-02 Revision B (Block Plan)
- 1980-00-06 Revision I (Proposed Elevations)
- 1980-00-03 Revision J (Proposed Site Plan)
- 1980-00-05 Revision G (Proposed Floor Plan)
- 1980-00-04 Revision C (Proposed Site Plans with Vehicle Access)
- 002 (Landscape Plan)

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

3. CEMP

No development shall start on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme and methods of construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works, with special regard to school timings;
- (e) Access and egress for plant and machinery;

- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- (h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process;
- (i) Precautionary working methods for protected species as outlined in the 'Preliminary Ecological Appraisal Report', KJF Consultancy Ltd, ref. PEAR.L.A.BPPS.NR.B Version 2, dated 02.10.23.

Construction work shall only take place in accordance with the approved CEMP.

Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality and to ensure protected species are not harmed.

4. Drainage

No development shall start on site until a detailed surface water drainage scheme for the site, based on the principles set out within the Flood Risk Assessment and Surface Water Drainage Strategy Revision A (Aegaea, ref. AEG02758_S032_Botley_07), has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.
- b. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
- c. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
- d. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753 particularly in relation to the proprietary treatment device.
- e. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

Reason: To ensure suitable drainage to prevent flood risk, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

5. Drainage maintenance

Prior to first occupation of the development hereby permitted, details for the long term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a. Maintenance schedules for each drainage feature type and ownership;
 - b. Details of protection measures.
- The drainage system shall thereafter be maintained in accordance with the approved details.

Reason: To ensure long term management of the drainage system to protect against flood risk, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

6. Gas remediation

No development shall commence comprising the construction of the sub-structure for the building until details have been submitted to and approved in writing by the Local Planning Authority of a site-specific ground gas remediation scheme designed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The Scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified contaminant linkages. Site works and the collection data submitted shall be in accordance with the approved scheme and shall be undertaken by a competent person.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other off-site receptors, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

7. Materials

Prior to any works above foundation / slab level, full details of the materials to be used in the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: To achieve a high quality appearance in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

8. Boundary treatment

Prior to first occupation of the development hereby approved, all boundary treatments shall be installed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall thereafter be retained in accordance with the approved details.

Reason: In the interest of visual amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

9. External lighting

Prior to installation of any external lighting, full details to include lighting positions and luminance levels, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual and residential amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

10. Vehicle drop off and delivery management plan

Prior to occupation of the development hereby permitted, a 'Drop Off and Delivery Management Plan', outlining restrictions / alternative access arrangements during peak school drop off and pick up times, shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason: In the interests of highway safety, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

11. Parking provision

Prior to first occupation of the development hereby permitted, provision for parking shall be made within the site in accordance with the approved plans and thereafter retained.

Reason: To ensure adequate on-site car parking provision for the approved development, in accordance with Policy DM14 of the Eastleigh Borough Local Plan (2016-2036).

12. Ecological mitigation

The development shall be carried out in accordance with the ecological mitigation and enhancement measures outlined within Section 7 of the 'Preliminary Ecological Appraisal Report', KJF Consultancy Ltd, ref. PEAR.L.A.BPPS.NR.B Version 2, dated 02.10.23, unless alternative details are first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development will not harm protected species, and to achieve biodiversity enhancement, in accordance with policy DM11 of the Eastleigh Borough Local Plan (2016-2036) and the Wildlife and Countryside Act 1981 (as amended).

13. Landscape scheme

(a) Notwithstanding the details shown on Plan ref. 002, no development above foundation / slab level shall take place until a final Landscape Plan has been submitted to and approved in writing by the Local Planning Authority, to include additional enhancements for biodiversity;

- (b) The approved landscaping scheme shall be carried out in the first planting season following occupation of the development, or completion of development (whichever is sooner), unless alternative details are first submitted to and approved in writing by the Local Planning Authority.
- (c) If, within a period of 10 years after planting, any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased, another tree or plant of the same species and size as that originally approved shall be planted at the same place within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To achieve a high quality development, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

14. Use restriction

Notwithstanding the provisions of Schedule 2, Part A of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, the building hereby permitted shall be occupied as a children's day nursery under Class E(f) only.

Reason: To secure a use appropriate for the location and to ensure that any alternative use can be fully assessed in terms of impacts on the surrounding area, in accordance with Policies DM1, DM8 and DM13 of the Eastleigh Borough Local Plan (2016-2036).

15. Plant and equipment details

Prior to the installation of any fixed plant or equipment, full details including any necessary mitigation measures to ensure noise limits are at least 10dB below background noise levels, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of neighbouring residents from noise impacts, in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036).

16. Cycle and refuse storage

Prior to first occupation of the development hereby permitted, cycle and refuse storage facilities shall be provided in the location shown on the approved plans, in accordance with full details (elevations, floorplans), that have first been submitted to and approved in writing by the Local Planning Authority. The refuse and cycle storage facilities shall thereafter be retained for cycle and refuse storage purposes only.

Reason: In the interest of amenity and to encourage alternative means of transport to the private car, in accordance with Policies DM1 and DM13 of the Eastleigh Borough Local Plan (2016-2036).

17. Capacity

The nursery hereby permitted shall accommodate a maximum of 81 children.

Reason: To ensure that the capacity remains at that which has been assessed as acceptable in terms of amenity and traffic impacts, in accordance with Policies DM1 and DM13 of the Eastleigh Borough Local Plan (2016-2036).

Note to applicant: A S278 Agreement will be required for the access works. Details of this process can be found via the following web address, and it is recommended that the applicants engage in the process at their earliest convenience. <https://www.hants.gov.uk/transport/developers/section-278>

Note to applicant: A formal application is required for connection to the foul sewer and water supply. Please visit Southern Water's Get Connected Service: [Home \(southernwater.co.uk\)](https://www.southernwater.co.uk) and read the documents available at: [Connection charging arrangements \(southernwater.co.uk\)](https://www.southernwater.co.uk/connection-charging-arrangements)

For further advice regarding SuDS adoption, please see Southern Water's response dated 9 November 2023.

Note to applicant: For Condition 13, please refer to the advice of the Council's Landscape Officer and Ecologist, as detailed in their comments dated 12 January 2024 and 24 January 2024.

Report:

1. This application has been referred to Committee at the request of Councillors Kinloch, Kyrle, Corben and House.

Site Characteristics and Character of the Locality

2. The application site is a vacant plot of land within the Boorley Park development, located adjacent to Boorley Park Primary School and accessed from Nairn Road via Wallace Avenue. Nairn Road is a short road which provides access to the primary school and a row of five houses. The site is covered predominantly in rough grassland and there is a mix of fencing and hedgerows along the boundaries.
3. To the north of the site is a sports pitch associated with the school and there is housing to the west. Immediately to the south of the site is a rectangular plot of land that is outside of the application site boundary but not designated for any specific use. The wider surrounding area is predominantly residential in character and there is a sports pavilion and playing fields to the south of Wallace Avenue.

Description of Application

4. Planning permission is sought for the construction of a single storey building to provide a nursery for 81 children. The nursery building would be located towards the northern side of the site with external play space to the north of the building and a parking area to the south. The parking area would provide 12 parking spaces, comprising 7 spaces for staff and 5 drop off spaces for visitors. Cycle and bin storage facilities would be located on the eastern side of the site adjacent to the access driveway.
5. The building would have a part flat, part pitched roof, with a maximum height of 6.1m. The floor area would be approximately 456sqm and would accommodate 4 x children's rooms and associated facilities including WCs, staff room, office, kitchen and storage. The entrance and reception area would be on the south-east side of the building.
6. The application is accompanied by the following reports and technical assessments, which can be viewed here: [Planning Application: F/23/96256 \(eastleigh.gov.uk\)](https://planning.eastleigh.gov.uk/F/23/96256)
 - Planning, Design and Access Statement
 - Preliminary Ecological Appraisal Report
 - Flood Risk Assessment and Surface Water Drainage Strategy
 - Landscape Plan

Relevant Planning History

7. The following is a summary of the planning history relating to the site and wider development:
 - F/22/94241 and F/22/94242 (duplicate applications) – Erect single-storey children's nursery with off road car parking – Refused 22/06/2023.

Reasons for refusal related to lack of ecology and drainage information.

 - F/19/85348 – Erection of 81 place nursery together with associated access, car parking and landscaping – permitted 26/05/2020
 - F/18/83300 – Erection of a building for use as a pre-school nursery, with associated access and parking – withdrawn 03/07/2018
 - CS/18/82664 – Hampshire County Council application for 2-form entry primary school, including grass sports pitch and hard courts and staff parking – permitted 28/02/2018
 - R/16/79470 – Reserved Matters for 889 dwellings, community building, games area, allotments, open space, infrastructure,

drainage, landscaping, car parking, levels and boundary treatment and diversion of footpath no.2 – approved 13/10/2017

- R/15/77552 – Reserved Matters for spine road, infrastructure, drainage and landscaping; diversion of footpath no.2 – approved 19/02/2016
- O/12/71514 – Outline application for 1,400 homes, extension to existing hotel, creation of new local centre, primary school, community building, sports and open space facilities – outline permission 28/11/2013

Representations Received

8. One representation received, raising the following concerns:
- Nairn Road is already too busy;
 - Problems with inconsiderate parking would be worsened.

Consultation Responses

Curdrige Parish Council - Objection

9. Object on the grounds that the access road is too narrow to deal with two-way traffic and puts pedestrians accessing the facilities at risk, and limits access for emergency vehicles.

Southern Water – No objection; advice provided.

10. A formal application will be required for connection to the foul sewer.
11. Southern Water can facilitate water supply for the development and would require a formal connection to the water supply.
12. If the SuDS facilities are not to be adopted, long term maintenance will be required.

Hampshire Flood and Water Management Team - No objection subject to condition.

13. **Further comments following receipt of updated Drainage Strategy:**
No objection subject to condition requiring final details of the strategy to be approved. The updated document provides sufficient information to address the main points in previous comments. The final details can be conditioned.
14. **Original comments:** The application site has identified discharge to surface water sewer as the only option. Given the site constraints this

is acceptable, however it is reliant on confirmation of acceptance of the connection by the asset owner.

15. The proposed discharge rate is extremely low and no information has been provided on the orifice size of the hydrobrake. This will need to be confirmed and demonstrated that it is of a suitable size to minimise the risk of blockage.
16. The drainage plan requires further detail in a number of areas, including pipe sizes, cover/invert levels, permeable paving details and levels.
17. The report identifies a proprietary water treatment feature to manage runoff from the parking area, however, this is not indicated on the drainage plan and further details will be required.
18. A soakaway is shown on the site plan in Appendix A of the report, but it is unclear what the purpose is. This also clashes with the proposed location for cellular storage.
19. An exceedance flow plan required. This should be produced for the pre and post development situation to demonstrate that flows are not directed to new locations and that they can be safely routed around the site.
20. Other than the hydrobrake and blockage information that needs to be confirmed at application stage, the other details could be requested by condition.

Tree Officer – No objection.

21. No objection.

Highway Authority – No objection subject to conditions.

22. In terms of trip generation, the trip levels were accounted for within the original estate wide Boorley Park application, and the site has previously received planning permission for a nursery of the same size.
23. The access proposals are the same as agreed during the last application process, with access taken from the northern end of Nairn Road. Footway links enter the site from the existing pedestrian infrastructure and continue through the site to the access doors, with a private pedestrian crossing facility highlighted across the car park for additional safety. There is also a footway provided on the eastern edge of the site to the refuse store and cycle parking. Note that all internal crossing points will require drop kerbs for ease of access for users, and this should be shown on the plan. S278 approval will also be required for the access works.

24. In terms of parking, the parking layout is acceptable with adequate sized bays and aisle widths to allow turning to enter and leave in a forward gear.
25. There is a Park and Stride car park available at the playing fields to the south, which should be promoted as a first choice for parking for the nursery.
26. Servicing for the nursery should be undertaken outside of school/nursery drop-off and pick-up times, which could be secured by condition.
27. Adequate space exists for standard deliveries and refuse vehicles to access the site and turn to enable forward gear access and egress.
28. Recommend conditions for CEMP, parking provision and drop-off plan.

Ecologist – Conditions required.

29. **Further comments following receipt of Biodiversity Metric:** The existing bramble on site has not been included in the metric and the results currently show a small net loss of biodiversity. This could be overcome by further amendments to the landscaping scheme to incorporate green walls or roofs or a greater diversity of planting. This can be conditioned.
30. **Original comments:** Biodiversity net gain – Section 6.2 of the Preliminary Ecological Appraisal (PEA) states that biodiversity net gain can be achieved through the recommended enhancements (2 bat access bricks, 2 bee bricks, 1 swift nest box and 2 hedgehog nest boxes). However, the loss of brambles and grassland does not appear to have been quantified therefore it is not possible to determine if biodiversity net gain can be achieved. Recommend using the small sites metric (SSM) to calculate net gain. Also consider that the landscape plan would need to show a greater diversity in planting.
31. Mitigation measures and precautionary working methods for badgers, hedgehogs, nesting birds and slow worms can be conditioned in a CEMP.
32. There remain some concerns about the survey methods used in the PEA, in terms of best practice. However, the main issue to be addressed is biodiversity net gain.

Landscape Officer – Further information required by condition.

33. **Further comments following review of updated Landscape Plan:** The landscape design can still be improved. Specific matters include:
 - Boundary treatment – chain link fence not considered high quality enough; a weldmesh fence may be more appropriate.

- Hard surface details should be shown on the landscape plan.
- A hedge should be provided along the western boundary to soften this boundary.
- Trees should be individually labelled and stock sizes specified in numerals. Recommend that the tree species are rationalised as currently too varied. Fastigate oaks are considered too formal a statement for the locations chosen.
- The outdoor play statement is accepted, but the points raised within it such as providing plants and shrubs for attracting insects, providing bug hotels, etc should all be incorporated into the landscape plan.
- It is considered that the landscape areas could still be further enhanced to provide stimulating and attractive environments.
- Queries about some of the content of the specification.

34. **Original comments:** Design – The outdoor areas must be designed to maximise play value including natural play and also aesthetic quality and seasonal change. An outdoor play area specifically for children to use outside of the artificial external play areas should be established and protected by fencing. This should deliver the following:

- Quiet imaginative play area: a sheltered space to provide a more appropriate place for quiet and imaginative play.
- Semi-active and imaginative play: an area for specific playtime activities.
- Active play: an area of open hard surface primarily for active play.
- Side area: a secure space to be used as an outdoor area by the adjacent classrooms for sand and water play.
- The garden: to be used for early years provision, as an outdoor classroom and for imaginative and quiet play

35. The hedgerow planting density needs to be specified, in terms of plants per linear metre or row and numbers of rows. Paving should also be specified and construction details provided.

36. The planting specification is generally good, subject to some recommended updates relating to details of soils, replacement planting and maintenance.

Urban Design Officer – Concerns raised.

37. Comments from previous application continue to apply. Concerns regarding design, orientation and layout:

- Bland building design;
- Internal spaces overly reliant on artificial light;
- Entrance view dominated by tarmac and car parking;
- Concern about movement of pedestrians through the parking area.

38. Officer note – amendments were made to the design of the building in response to these comments and this is discussed further in the main body of this report.

Southampton airport – No objection.

39. No objection. The proposal does not conflict with aerodrome safeguarding criteria.

Environmental Health – Concerns raised; conditions required.

40. Noise at drop off and pick up times would be noticeable to the nearest dwellings. Recommend close boarded fencing be increased in height to 2.4m and designed to minimise noise (15kg/m² surface density and inner face lined with absorptive material).

41. Any fixed plant or equipment would need to meet noise limits of 10dB below background noise levels.

42. A CEMP would be required to reduce pollution during construction.

Policy Context and Designations Applicable to Site

- Within Urban Edge
- Aviation safeguarding area (relevant for taller buildings)
- In SPA recreational disturbance zone (not applicable for proposal)

Development Plan Policies

43. The relevant policies of the Eastleigh Borough Local Plan (2016-2036) include the following:

- S1 (Delivering Sustainable Development)
- S2 (Approach to New Development)
- S9 (Green Infrastructure)
- S10 (Community Facilities)
- S11 (Transport Infrastructure)
- DM1 (General Criteria for New Development)
- DM2 (Environmentally Sustainable Development)
- DM3 (Adaptation to Climate Change)
- DM6 (Sustainable Surface Water Management and Watercourse Management)
- DM8 (Pollution)
- DM11 (Nature Conservation)
- DM13 (General Development Criteria – Transport)
- DM36 (Community, Leisure and Cultural Facilities)
- DM38 (Funding Infrastructure)

Supplementary Planning Documents

- Quality Places (November 2011);
- Biodiversity (December 2009).

National Planning Policy Framework

44. 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.
45. 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.

National Planning Practice Guidance

46. 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.

Principle of the Proposal

47. The application sites lies within the Boorley Park development and the principle of providing a nursery on the site was established through a previous planning permission ref. F/19/85348. Whilst the original outline planning permission for Boorley Park did not explicitly refer to a pre-school/nursery in its description and there was no specific requirement for its delivery within the S106 Agreement, it is considered to be an appropriate and positive addition to the development, meeting a need for early years provision.

Sustainable Development

48. Section 2 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development, which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Achieving sustainable development means that the planning system

has three overarching objectives – economic, social and environmental (which are interdependent and need to be pursued in mutually supportive ways). Each of the three dimensions of sustainable development is considered below.

Economic Sustainability:

49. Section 2 of the NPPF, when discussing economic sustainability, seeks to *'help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure'*.
50. The proposed nursery would contribute to economic sustainability by providing direct employment opportunities, and the provision of additional childcare facilities can also help support working parents.

Social Sustainability:

51. The social objective of sustainability is defined as supporting strong, vibrant and healthy communities. The nursery would provide a new community facility, which would benefit the Boorley Park development and wider local community. The development is therefore considered to meet the objectives of social sustainability.

Environmental Sustainability:

52. There are a number of different components to Environmental Sustainability, which relates to the protection and enhancement of the natural, built and historic environment, including improving biodiversity, minimising pollution and adapting to climate change. These matters are considered within this report under relevant headings.

Layout, Design and Appearance

53. This application follows two previous applications for a nursery on the site. The first was granted planning permission in 2020 (app ref. F/19/85348) and the second application for a revised scheme was refused in June 2023 on the grounds of insufficient ecology and drainage information.
54. Policy DM1 of the Local Plan requires new development (among other things), to make efficient use of land and be compatible with adjacent uses in terms of mass, scale, materials, layout, design and siting.
55. The proposal is for the same size of nursery as that permitted in 2020 (under planning permission ref. F/19/85348), but with a revised design, orientation and layout. The building would be orientated with its frontage facing south and the children's rooms and external play areas on the northern side adjacent to the existing school playground. During the application process for the previous scheme that was refused in June 2023, the Council's Urban Design Officer

commented that the east/west orientation of the building approved in 2020 was more effective and appropriate from an urban design perspective, as it would have allowed for more natural light to the children's rooms and outdoor play areas and better surveillance of the building frontage. However, the applicants explained that the layout and orientation now proposed is appropriate to meet their needs, and is similar to the way in which their nurseries in other parts of the country are designed. In response to the Council's concern about north facing play rooms and outdoor space, the applicants explained that south facing rooms can be problematic in terms of overheating and over reliance on cooling, and shaded outdoor play spaces help to ensure comfort and safety of the children.

56. The applicants also made a number of changes to the design during the previous application process to seek to address some of the Council's design concerns. Amendments included an increase in the size of windows in the south and north elevations and additional windows to side elevations to increase internal natural light and improve the external appearance. The external wall material was also amended from render to red brick to complement surrounding housing, and the entrance was amended to create more of a feature of the corner of the building, with an angled glazed lobby. These amendments were considered to enhance the appearance and internal environment of the building and the scheme was determined to be acceptable in relation to layout and design. The previous scheme was not refused on design grounds and the current application does not propose any further changes to the layout and design of the building to that which was previously assessed. The design of the proposal therefore remains acceptable in accordance with Policy DM1 of the Local Plan.

Landscaping

57. Policy DM1 of the Local Plan requires new development to incorporate landscape schemes and requirements to enhance green infrastructure are set out within Policies S9 and DM11.
58. A Landscape Plan has been submitted, which indicates new hedgerow planting around the south, east and northern boundaries, wildflower meadow areas on the western side and to the east and north of the external play areas, and some new tree planting. The Council's Landscape Officer has reviewed the plans and noted that the planting proposals are generally acceptable, but considers that the landscape layout could be further enhanced and has raised some specific queries regarding planting species and some of the details in the specification. It is also recommended that a hedgerow be provided along the western boundary. An updated Landscape Plan would therefore be secured by condition to ensure a high quality landscape setting is achieved.

Impact on residential amenity – outlook, light and privacy

59. Policy DM1 of the Local Plan requires all development to be designed to avoid an unacceptable impact on the amenities of new and existing residents.
60. The proposed nursery is located in a predominantly residential area adjacent to an existing school. The nearest residential properties are located to the east of the site, with the nearest one being approximately 10.5m from the south-west corner of the proposed building. However, the new building would be set at a lower land level to the neighbouring dwelling and would not have any windows directly facing towards it. The proposed fence on the western boundary of the site (with potential also for a hedgerow), would also provide further screening between the residential dwelling and the nursery. Given the single-storey height of the proposed nursery and the boundary treatment, it is not considered that the dwellings to the east would be adversely impacted by loss of outlook, light or privacy.
61. To the south of the site, the nearest dwelling is located approximately 37m away from the proposed building. These properties would be separated from the development by the intervening land shown edged in blue on the site plan and it is not considered that the proposal would harm the living conditions of these residents by way of loss of outlook, light or privacy. Potential noise impacts are addressed in the following section of this report.

Noise impacts

62. The Council's Environmental Health Officer has raised some concerns about noise impacts on neighbouring residents, suggesting a 2.4m acoustic fence around the site boundaries. However, from a design point of view, a 2.4m high fence around the site would appear visually dominant and intrusive. It is also noted that the site lies in an area that already experiences noise and activity from the Primary School, and that the existing school playground is not bound by an acoustic fence. Following further liaison with the Environmental Health Team, it was confirmed that the main concern regarding noise impacts relates to the use of the outdoor play areas. However, these areas would be located on the north side of the site adjacent to the school playground, and would be screened from residential properties by the proposed building and boundary fencing.
63. Whilst the nursery would also generate some increased noise and disturbance from vehicle and pedestrian movements, it is not considered that this would be significantly greater than already experienced from the school. Therefore, when taking account of the surrounding environment and the proposed boundary treatment, it is not considered that the use of the nursery would result in an adverse impact on neighbouring residents in terms of noise disturbance.
64. There is the potential for external plant and equipment to create additional noise, therefore a condition is imposed to require full

details of any external plant and equipment to be submitted and approved prior to installation to ensure no adverse noise impacts.

Access, Parking and Transport Matters

65. Policy DM13 of the Local Plan requires new development to achieve safe and convenient access to the public highway and encourage sustainable transport.
66. The nursery would have vehicle access via Nairn Road, at the south-eastern corner of the site. There would be a parking area on the south side of the site providing a total of 12 parking spaces comprising 7 spaces for staff and 5 drop-off spaces for visitors. Two of the drop-off spaces would be located adjacent to the site entrance and would be for disabled parking. The parking spaces are of an acceptable size and the applicant has provided tracking plans confirming that both cars and refuse vehicles would be able to access and turn within the site.
67. Nairn Road provides access to the adjacent school and some residential properties to the south of the site, and concerns have been raised by local residents and the Parish Council that the proposed nursery could worsen existing traffic issues that occur during school drop-off and pick up times. The Highways Officer has recommended that a drop-off/pick-up and Delivery Management Plan be prepared, which should include a restriction on servicing and general access during the adjacent school drop-off and pick-up periods. During these times, there would be the potential to utilise parking facilities at the nearby sports facility with a 'park and stride' procedure put in place. The applicants have confirmed agreement in principle to the Highway Officer recommendations, and a detailed Drop-Off/Pick-Up and Delivery Management Plan can be secured by condition.
68. With regard to traffic movements, the Highway Officer has commented that the original outline planning application for the wider Boorley Park development included an assessment of vehicle trip rates associated with the proposed education and community facilities, and the road network was designed accordingly. Planning permission has also previously been granted for a nursery on the site of the same size as that currently proposed. It is recognised that many vehicle movements associated with the nursery are not likely to be 'new' movements on the network but instead would be linked trips, e.g. drop-offs prior to travelling to work, or shared with the drop-off of a sibling to the adjacent school. Given the location in a residential area, it is also expected that a proportion of new trips would be on foot or by other alternative means to the private car (e.g. cycles, scooters). Having regard to the above points, the Highway Authority has raised no concerns regarding the impact of the nursery on the operation of the surrounding highway network.
69. During the previous application process, the Council's Urban Design Officer raised concerns about pedestrian flow through the car park

area, noting that parents and children accessing the site on foot would need to cross the car park to get to the entrance. However, the plan includes a marked pedestrian crossing leading to the entrance, and given the slow speed that vehicles are likely to be moving, it is not considered that the layout would pose undue highway or pedestrian safety concerns.

70. In summary, the proposed access and parking arrangements are considered to be acceptable subject to conditions and the development would not result in significant impacts on the local highway network or highway safety.

Drainage and Flood Risk

71. The site is not in an area at risk of flooding, but it is important to ensure that a suitable drainage system is implemented to ensure that the development would not result in increased surface water run-off to the surrounding area or have an adverse impact on water quality. Specific requirements for sustainable drainage systems for new developments are set out in Policy DM6 of the Local Plan, and Policy DM3 also outlines requirements for satisfactory drainage to manage flood risk in the interest of adapting to climate change.
72. One of the reasons for refusal of the previous application related to insufficient drainage information. The current application is accompanied by a detailed Flood Risk and Surface Water Drainage Strategy, which confirms that surface water drainage would be managed by way of discharge to a surface water sewer, via permeable paving and geocellular storage. Following receipt of further information during the application process, the drainage strategy has been confirmed as acceptable in principle by Hampshire County Council's Flood and Water Management Team, subject to final details being agreed by condition.

Ecology and Trees

73. Policy DM11 of the Local Plan states that development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on priority habitats, protected or priority species, or on the ecological network.
74. One of the reasons for refusal of the previous scheme related to lack of ecology information, specifically a lack of reptile surveys as the site was assessed as having potential reptile habitat. There were also concerns about the extent of background data provided and lack of information on existing habitats. The current application is accompanied by an updated Ecological Appraisal, which includes further information requested by the Council's Ecologist during the previous application, along with the results of reptile surveys.
75. The Council's Ecologist has reviewed the updated Ecological Appraisal and whilst some concerns have been raised about some of the methodologies used, it has been confirmed that the extent of

information provided is sufficient to determine that there would not be an adverse impact on protected species as a result of the development.

76. The information currently submitted with the application demonstrates a slight net loss of biodiversity on the site, which is contrary to Policy DM11 of the Local Plan. However, it would be possible to overcome this issue with a greater diversity of planting or other measures such as green walls or roofs, incorporated as part of the landscaping scheme. A condition is recommended for a final landscaping scheme to be approved.
77. The Ecological Appraisal Report includes recommendations for various measures to ensure protection of species during and following construction. This includes the provision of two-way badger gates in boundary fencing, timings and procedures for site clearance, protection of hedgerows and provision of sensitive external lighting. These measures can be secured by condition, with those relating to the construction phase incorporated into a Construction Environmental Management Plan (CEMP).
78. With regard to trees, there are no significant existing trees on the site and the Council's Tree Officer has raised no objection to the proposed development.

Land Contamination

79. The Council's Environmental Health Officer has recommended conditions for gas remediation as per the previous planning permission, to ensure that contamination is satisfactorily dealt with.

Sustainability Measures and Climate Change

80. In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, 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 Environment Emergency Action Plan – Update June 2020.
81. The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy 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 local plan

policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

82. The NPPF, Policies S1, DM2 and DM3 of the 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. Policy DM2 specifically requires buildings of over 500m² to achieve BREEAM 'excellent standard'. The proposed building has an external floor area of under 500m² and therefore this requirement does not apply. However, the application details state that the building would be designed to reduce water consumption and that thermally efficient materials would be used to achieve energy efficiency. On this basis, it is considered that the development would meet the objectives of the climate change policies.

Equalities Implications:

83. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-

- 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.

84. 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

85. The proposed development would provide a new childcare facility to the benefit of the local community and is appropriate in terms of its design, layout, access and parking arrangements. The development would not adversely impact on the amenity of neighbouring residents and matters relating to drainage and ecology have been satisfactorily addressed to overcome previous reasons for refusal. The proposal is in accordance with relevant local and national policy and is therefore recommended for permission.

(HEWEB, Hedge End, West End and Botley Local Area Committee,
05/02/2024)

Application Number: H/23/95222
Case Officer: Alexandra Stone
Received Date: 15/05/2023
Site Address: 64 Goodlands Vale, Hedge End, SO30 4SN
Applicant: Tony Mathew
Proposal: Single storey front, rear and side extension. Two storey side extension. Demolition of garage

Recommendation: REFUSE for the following reason:

REASON:

The proposed development due to its siting, design, massing and scale would create an unattractive and incongruous feature at odds with the appearance of the house/ neighbouring properties and detrimental to the character and pattern of development within the locality. As such the proposed development is contrary to policy DM1 of the Eastleigh Borough Local Plan Review [2016-2036] and Quality Places SPD.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), Eastleigh Borough Council (EBC) 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. In this instance the application has been refused as it is contrary to the relevant policies of the Local Plan and the planning harm was unable to be resolved in a timely manner

1. **Report:**
2. This application has been referred to Committee because an EBC Councillor lives in close proximity.
3. **Site Characteristics and Character of the Locality**
4. The property is a three-bedroom detached house, which fronts onto Goodlands Vale. The dwelling has a cross gable roof and has a detached garage to the East side elevation. There is a footpath running along the western side of the property meaning that the front, side and rear of the dwelling is visible from the public realm.

5. The property is surrounded by other two storey dwellings of similar designs and materials. There is some variation within the street with small dormer windows above the garages.

6. Description of Application

7. The application is to demolish the existing garage/ utility room to create a one and a half storey, pitch roof, side extension with pitch roof dormer windows to the front and rear. The extension measures approximately 4.7m by 6.2m and would provide an extra bedroom with separate staircase and enlarge the existing kitchen.
8. The proposal includes a single storey, pitch roof, front porch extension with a gable porch. The front extension measures approximately 1.4m by 4.6m and replaces a small pitch roof canopy over the front door.
9. Also proposed is a wraparound single storey side and rear extension, creating a study at the side and further extending the kitchen to then rear. The extension has a pitched roof and has a maximin width of 16.5m (along the rear) and a maximum depth of 8.6m (at the side).
10. The proposed materials will match that of the existing dwelling.

11. Relevant Planning History

12. Z/35397/001/00 – Permit – 27/07/1998

Construction of single storey rear extension

13. Representations Received

14. 65 Goodlands Vale (Summarised):

The dormer would encroach on their privacy as it overlooks garden and conservatory.

The garage wall serves boundary treatment and holds roof of their side extension and solar panels.

Plans incorrect in regard to placement of existing garage.

15. Consultation Responses

16. Hedge End Town Council: Objection due to overdevelopment

17. Southern Water: No objection

18. Policy Context and Designations Applicable to Site

- Within Built-up Area Boundary
- Within Established Residential Area

19. Eastleigh Borough Local Plan 2016-2036

20. Development Management policies:

21. The most relevant policies are:

22. Strategic policies

- S1 (Delivering sustainable development);
- S2 (Approach to new development);

23. Development Management policies:

- DM1 (General criteria for new development);
- DM11 (Nature conservation);
- DM14 (Parking).

24. Supplementary Planning Documents

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

25. National Planning Policy Framework

26. 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.

27. National Planning Practice Guidance

28. 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.

29. Assessment of Proposal: Development Plan and / or Legislative Background

30. 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. The Development Plan comprises the Saved Policies of the Eastleigh Borough Local Plan Review 2001-2011 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.

31. Principle:

32. The development is within the urban edge where the principle of development is acceptable, subject to the design details complying with the relevant planning policies.

33. Design and Appearance:

34. As part of Policy DM1, development is required to take full and proper account of the context of the site including the character and appearance of the locality, and be well integrated (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area.
35. The dwellings within Goodlands Vale are of a similar design with side garages set back from the main dwelling and simple pitched roof canopies over their front doors and sometimes over their front bay windows. Where there are a few examples of garage conversions, the dormer windows are small so sit unobtrusively within their roof slopes.
36. In comparison, the proposal would have a number of different roof formations, creating an unattractive shape to the dwelling, which would be seen from both the road and adjoining public footpath.
37. The front porch extension would not be in keeping with the wider street scene as it is a mix of gable and pitch roof. It also creates a much larger footprint, compared to the existing canopy, which would appear odd in comparison to other dwellings in the close. The porch's roof line also projects slightly in front of the existing gable so looks uncomfortable next to this feature. The design of the single storey front porch extension is not suited to the dwelling in terms of its form and appearance.
38. The proposed one and a half storey side extension has overly large dormer windows in comparison to that of the garage's roof slope and would be out of keeping and jar with the features of the host property. The dormer windows would also be much larger than those on the neighboring garages. The garage itself is no longer set back from the front of the dwelling, which would also make it more prominent in relation to other garages within the street scene.
39. Turning to the wrap around side and rear extension, this has been designed to fit the triangular space at the side of the dwelling of the plot, and as such has a mixture of different roof forms and projections, which makes it appear incongruous and unattractive when compared against the simple lines of the main dwelling. It would also be out of place within the street scene due to the roofline and being highly noticeable from the public footpath.
40. A further concern is the size of the proposed extensions, which would almost double the footprint of the main dwelling and are excessive in relation to the dwelling.

41. Overall, it is considered that the proposal would result in a number of bulky and unattractive additions to the dwelling, which are not suited to the wider street scene. As such the proposal is contrary to Policy DM1
- 42. Residential amenity:**
43. Policy DM1 amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents. Additional residential amenity guidance is provided within the Council's Quality Places SPD.
44. The development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.
45. The dwellings benefit from good spacing between the neighbouring properties preventing overshadowing and there are no proposals for side windows to minimise overlooking.
46. The single storey rear extension is in line with the rear of the main property of no.65. Due to the orientation of the dwelling, the two-storey side extension predominantly faces the rear of the garden which is unlikely to cause overlooking of the no.65. The dormer is situated more towards the middle of the neighboring dwelling, therefore the side elevation obstructs this view towards their property.
47. On this basis the proposal is not considered to result in an unacceptable impact on neighbouring dwellings through overlooking, loss of light and loss of outlook.
- 48. Access and Parking Matters:**
49. Policy DM14 requires an appropriate level of car parking to be provided in accordance with the Council's adopted standards, which for a four bedroom dwelling is three on site car parking spaces.
50. With the removal of the garage to erect the two-storey extension, there will be a loss of a parking space and also an additional bedroom. The requirement set out in the Parking Standards SPD for a 4no. bedroom dwelling is 3no. onsite parking spaces in which it seems that there would only be available space for 2no vehicles on the existing drive, however the front garden is large enough to create an additional space to meet the Council's parking requirements.
- 51. Sustainability Measures and Climate Change:**
52. In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, 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.

53. The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy 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 local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

54. Other material considerations

55. There will be no adverse impact upon trees or other natural features worthy of retention.

56. There are no likely significant impacts on the SPA.

57. Equalities Implications:

58. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-

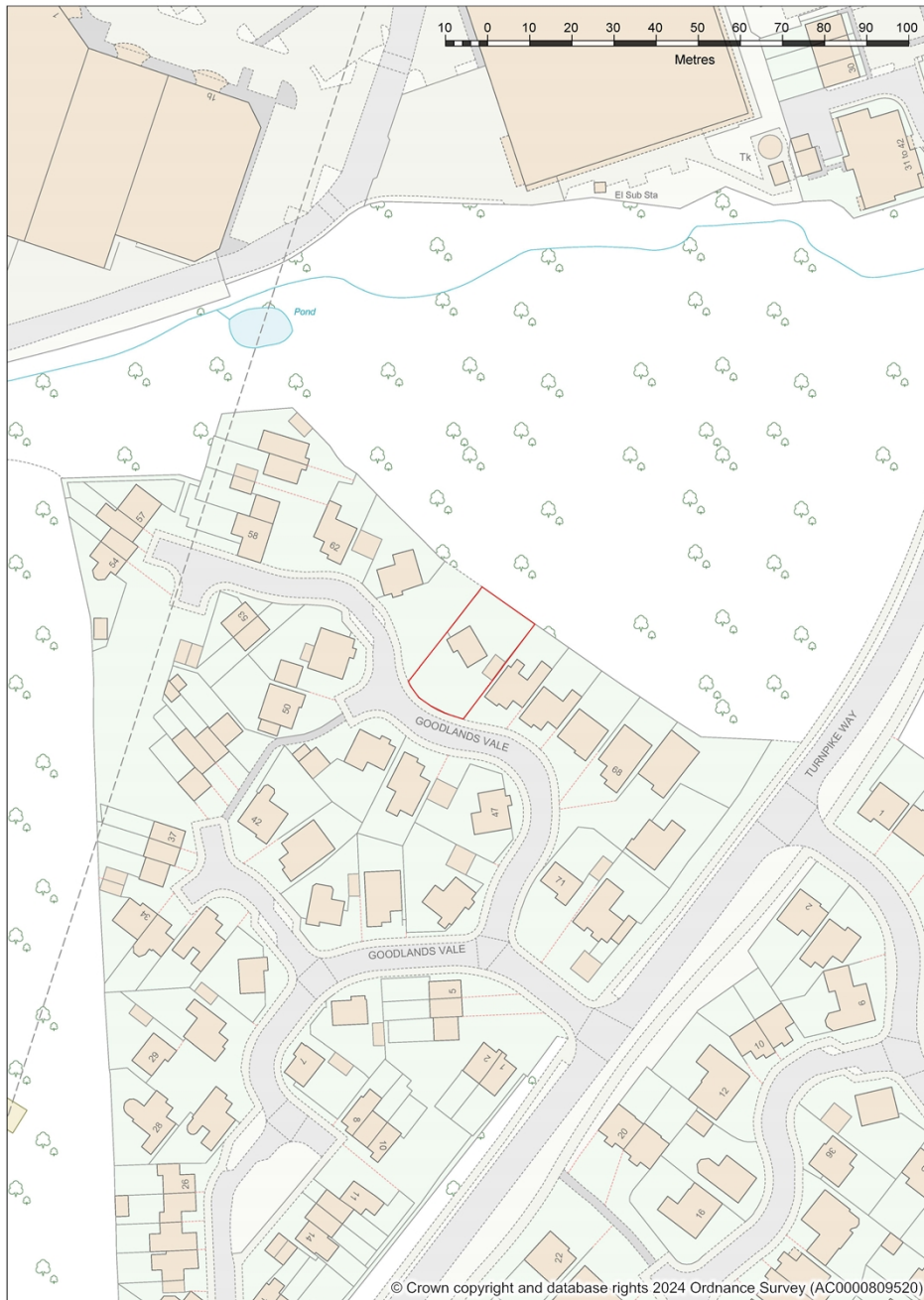
- A public authority must, in the exercise of its functions, have due regard to the need to:
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

59. 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.

60. Conclusion

61. The extension is considered to have a detrimental impact on the character and appearance of the dwelling and wider locality. The application is recommended for refusal as it does not accord with the development plan.

H/23/95222



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HEWEB – Hedge End, West End and Botley Local Area Committee Monday 5 February 2024.

Application Number: L/23/96047
Case Officer: Clare Martin
Received Date: Friday 15 September 2023
Site Address: 25 HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2EA
Applicant: Jay Dixon
Proposal: Listed building consent for the construction of 1no. two storey detached dwelling and garage within rear garden

Recommendation: GRANT LISTED BUILDING CONSENT

CONDITIONS AND REASONS

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 2027-L01A, 2027-02A, 2027-03A & 2027-01B.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 The works hereby consented shall start no later than three years from the date of this permission.
Reason: To comply with Section 18 of the Planning [Listed Buildings and Conservation Areas] Act 1990.
- 3 No development, above damp-proof course, shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure a high-quality visual appearance in the interests of preserving the heritage assets.
- 4 No development, above damp-proof course, shall start until details of the boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the boundary treatment has been installed in accordance with the approved details.
Reason: To ensure a high-quality visual appearance in the interests of preserving the heritage assets.
- 5 Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (December 2023), 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:

This application has been referred to Committee by Councillor Kinloch, Councillor Garton & Councillor Kyrle.

1. Please note that this application is for listed building consent as the proposal is within the ground of 25 High Street. The listed building consent can only consider the proposal's impact upon the setting of the Grade II listed building and the character and appearance of Botley Conservation Area.

Site Characteristics and Character of the Locality

2. The application site comprises the southern end of the garden forming a roughly square shaped plot of around 1140m². The site is landscaped with small trees and shrubs, many of which are positioned along the site boundaries and enclose the garden from the surrounding properties. There is an existing garage in the north-western corner (next to 29 High Street) and a long driveway running along the western side connecting the garage and parking area to the existing access off the High Street. The site is level.
3. The site lies within Botley Conservation Area and is close to many historical Grade II listed buildings, including 21 & 23 High Street to the East and 27 High Street (Portland House) to the immediate West. Most notably the site is located within the garden of 25 High Street which is also a Grade II Listed Building. The existing house is an 18 century, two and a half storey property that has been modestly extended at a single storey level to the side and rear.
4. The site is also within the heart of Botley Village Centre, which contains a mixture of commercial and residential uses. Within this area there are a range of different size buildings siting within a variety of plots. Most of the buildings front directly onto the High Street, although there are nearby examples of back land developments, including the small industrial area to the immediate East.

Description of Application

5. The application is for the construction of 1no. detached two storey dwelling, with a density of 8.77 dwellings per hectare. The dwelling is a large, four bed, family house measuring approximately 16.5m(wide) by 10.7m(deep) by 8m(high). The house is of a traditional design with two storey gable ends, small pitched roof dormers, and two distinctive chimneys.
6. The dwelling will use the existing property's access off the High Street, which leads to a new double garage and a shared parking/ turning area. The house is orientated East to West with its garden on its western side and new boundary walls separating it from the existing property. The existing house will retain a smaller garden directly behind the property and its existing detached double garage.
7. The application is supported by:
 - Design and Access Statement

- Heritage Statement
8. All documents, plans, neighbour representations and consultation responses can be viewed at [Planning Application: L/23/96047 \(eastleigh.gov.uk\)](http://Planning.Application:L/23/96047(eastleigh.gov.uk)).
9. **Relevant Planning History**
- L/30643 – Listed building application for repairs to garage, construction of car turning area and internal alterations – Granted (Nov 1988)
 - C/07/61284 - Construction of single storey side extension and gates, following demolition of existing garage – Permitted (Nov 2007)
 - L/07/61283 - Listed Building Consent: Construction of single storey side extension and gates, following demolition of existing garage and alterations to front ground floor windows, replacement of rear outbuilding window, repairs to existing doors and insertion of 3no. Roof lights to kitchen roof and internal alterations to include repositioning of internal doors, stairs and ceilings – Granted (Nov 2007)
 - F/23/96022 – Planning application for the construction of 1no. two storey detached dwelling and garage within rear garden – Currently under consideration alongside this listed building application.

Representations Received

10. One letter was received from the residents of Portland House (No.29 High Street), who considered that the proposal would detract from the character of Botley House.
11. The objection letter also raised the following concerns (which can not be considered under the listed building application):
- The new dwelling would be visible from their first floor windows and would request that the scheme includes additional tree planting and reinstatement of the original height of the boundary wall along the Western boundary.
 - The house would increase traffic accessing the property from the main road and consideration should be given to improving the access for the

Consultation Responses

Built Heritage Consultant – No Objection

Parish Council – Objection

12. The Parish Council considers that the plans are too large for the site and were an overdevelopment of a Grade II listed site. The Grade II listing includes the garden space and given the size of the original property on

site, this would have an adverse effect on the architectural/heritage and importance of the site.

13. The Parish Council are also concerned about C additional cars accessing an extremely narrow lane from a main road and that the site crossed the pedestrian right of way on to a busy main road. However, these concerns cannot be considered under the listed building application:

Policy Context and Designations Applicable to Site

- Within Built-up Area Boundary
- Within Botley Conservation Area
- Within Grounds of a Grade II Listed Building
- Adjacent to Grade II Listed Buildings (21, 23 & 29 High Street)

Development Plan

14. Eastleigh Borough Local Plan 2016-2036

Strategic policies:

- S8 (Historic Environment);

Development Management policies:

- DM1 (General Development)
- DM12 (Heritage Assets);

Hampshire Minerals and Waste Plan

15. No relevant policies

Supplementary Planning Documents

- Botley Conservation Area (July 2005)

National Planning Policy Framework

16. 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.

17. Section 16 of the NPPF provides advice for conserving and enhancing the historic environment, which has been incorporated into Policies S8, DM1 & DM12 of the Eastleigh Borough Local Plan (2016-2036).

Planning Practice Guidance

18. 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

19. 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. The Development Plan comprises the Policies of 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.
20. For designated heritage assets, The Planning (Listed Buildings & Conservation Areas) Act 1990 stipulates:
21. *“In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”* Section 71(1).
22. *“In considering whether to grant planning permission for development which affects a Listed Building or its setting, the Local Planning Authority ... shall have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.* Section 66(1)

Principle

23. The site is within a sustainable location in the heart of Botley village centre where there is a range of good, services and transport links available. The site is also within the urban edge, whereby the general principle of residential development is acceptable. However, the listed building application must also consider the development's impact upon any heritage assets.

Heritage Assets

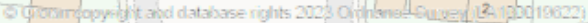
24. Policy DM1 requires new development to take full and proper account of the context of the site including the character, appearance and land uses of the locality, and be compatible in terms of mass, scale, layout, density, design and siting. It also requires development to not have an unacceptable impact on, and where possible, enhance, the significance of heritage assets.

25. The site is also part of a heritage asset, being within the Botley Conservation Area and the grounds of 25 High Street and adjacent to 21 & 23 High Street to the East and Portland House 27 High Street to the West, which are all Grade II Listed Buildings.
26. Policy DM12 stipulates that development of a heritage asset, or within its setting, will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be accorded to this criterion.
27. 25 High Street is situated in the original core of the Botley Conservation Area and its Grade II listing was designated in one of the earliest tranches of listing, so may be considered to have more importance than those of later listing.
28. The existing Grade II listed building is a sizable house standing proud in the High Street with an extensive garden stretching well back. The building's listing does not make direct reference to the large plot in which it stands, although the garden does form part of the building's setting. On this side of the High Street only Portland House to the west has a comparably large plot, with most of the nearby residential properties having much smaller gardens (including the Grade II listed building at 21 & 23 High Street).
29. The proposal will divide the existing garden, leaving the narrower northern part directly behind the house for the existing property (approximately 450m²) and creating a new dwelling in the wider square section at the rear. It is considered that dividing up the site will make better use of this village centre plot without unreasonably compromising the setting of the listed building, which will retain a reasonable size landscaped garden commensurate to its size. As the Grade II listed building is within an urban village centre environment, with an unusually large garden, the re-allocation of the southern portion will have only minimal impact upon its setting.
30. The proposal is for a large two storey family house, which is in proportion to its plot and comfortably fits within the range of different sized properties along Botley High Street. The proposed house has been attractively designed with a low eaves, central pitched roof dormers and chimneys, which are bookended between two gable ends. The traditional detailing, which is carried through into the garage, gives the building a bespoke feel that responds to its historic setting and materials can be conditioned to ensure they are of high quality.
31. The proposed house and garage will sit at the far end of the plot, where they are surrounded by other properties. Apart from small glimpses of the dwelling from the High Street when the access gates are open, there would be no clear views of the proposal from the public realm.

32. In conclusion, while it is acknowledged that dividing the plot and constructing the new dwelling will inevitably change the setting of the listed building, the extent of the impact is not considered to materially detract from the special character and qualities of the listed building. The design, scale and siting of the proposed dwelling is considered appropriate to its historical setting and the relatively enclosed nature of the site means that the proposal would preserve the character and appearance of the Botley Conservation Area.
33. No objection has been raised by the Council's Built Heritage Consultant and the proposal is considered to meet the requirements of The Planning (Listed Buildings & Conservation Areas) Act and Policies DM1 & DM12 of the Local Plan.

Conclusion

34. While the new dwelling and smaller garden will change the setting of the listed building it is not considered to detract from the special character and qualities of the listed building. The relatively enclosed nature of the site means that the proposal would preserve the character and appearance of the Botley Conservation Area. As such the proposal is considered to meet the requirements of The Planning (Listed Buildings & Conservation Areas) Act and Policies DM1 & DM12 of the Local Plan and it is recommended that listed building consent is granted, subject to the conditions outlined at the start of the report.



HEWEB – Hedge End, West End and Botley Local Area Committee – 5th February 2024

Application Number: F/23/96022
Case Officer: Clare Martin
Received Date: Friday 15 September 2023
Site Address: 25 HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2EA
Applicant: Jay Dixon
Proposal: Construction of 1no. two storey detached dwelling and garage within rear garden

Recommendation: **Subject to:**

Securing contributions towards:

- a) **New Forest Mitigation Strategy**
- b) **The Solent Recreation Mitigation Strategy.**

To delegate back to the Service Director for Planning and Environment in conjunction with The Chair and Vice Chair to GRANT PLANNING PERMISSION with the following conditions:

CONDITIONS AND REASONS

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 2027-L01A, 2027-02A, 2027-03A & 2027-01B.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 The development hereby permitted shall start no later than three years from the date of this decision.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- 3 No construction or demolition work shall start until a method statement has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement which shall include:
 1. the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials
 2. the parking of vehicles of site operatives and visitors;
 3. Measures to control the emission of dust and dirt generated by demolition and construction works;
 4. a scheme for controlling noise from construction activitiesReason: To limit the impact the development has on the amenity of the locality
- 4 No excavation, demolition or development related works shall start until a scaled and referenced tree protection plan, detailing the individual tree removals and proposed protection methods, has been submitted to and approved in writing by the Local Planning Authority. The tree protection plan

shall accord with British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), shall be adhered to in full, and may only be modified subject to written agreement from the Local Planning Authority.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 5 No development, above damp-proof course, shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a high-quality visual appearance in the interests of preserving the heritage assets.

- 6 No development, above damp-proof course, shall start until details of the boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment along the eastern boundary with the adjacent commercial site shall be to a height of no less than 2m from ground level and a minimum surface density of 10kg/m². The development shall not be occupied until the boundary treatment has been installed in accordance with the approved details.

Reason: To ensure a high-quality visual appearance in the interests of preserving the heritage assets and to protect the amenity of the residents of the new dwelling.

- 7 No development, above damp-proof course, shall start until a landscaping & tree planting plan and tree planting methodology (in accordance with the Council's Trees and Development Supplementary Planning Document) has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping & tree planting shall be carried out in the first planting season following occupation of the development to British Standard 8545:2014 and maintained thereafter. For a period of no less than 10 years after planting, any trees which are removed, die or become seriously damaged shall be replaced as soon as reasonably practicable with others of the same species, size and number as originally approved.

Reason: To provide a good quality setting for the new development and existing heritage assets.

- 8 No development, above damp-proof course, shall start until a plan showing the location of the biodiversity enhancements (as outlined within the Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment by Arbtech dated May 2023) has been submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancements shall also include hedgehog holes (a minimum of 13cm by 13cm) in the base boards of any fences. The development shall not be occupied until all the biodiversity enhancements have been installed in accordance with the approved details and thereafter retained.

Reason: To provide a biodiversity net gain.

- 9 The development hereby permitted shall not be occupied until a mitigation package addressing the additional nutrient inputs arising from the development has been 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 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 nitrates impacts arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.
- 10 The development hereby permitted shall not be occupied until supporting information to confirm the predicted internal mains water consumption will achieve a maximum level of 110 litres/person/day has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.
Reason: To achieve water efficiency requirements in the interest of environmental sustainability.
- 11 The development hereby permitted shall not be occupied until evidence that the dwelling complies with Part M4(2) standard (Accessible and adaptable dwellings) of the building regulations for new build residential development (or future equivalent), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.
Reason: To ensure the development meets higher national access standards.
- 12 The development hereby permitted shall not be occupied until the drainage system has been installed in accordance with the approved drainage details by Aqua Callidus (referenced 23066, dated 10th August 2023). The drainage system shall thereafter be retained in good working order.
Reason: To provide a sustainable drainage system.
- 13 The development hereby permitted shall not be occupied until the garage and vehicle parking area (as shown on the approved site plan 2027-01RevB) has been implemented and thereafter retained for the lifetime of the development.
Reason: To make provision for off street parking for the purpose of highway safety.
- 14 The development hereby permitted shall be carried out in accordance with the noise impact assessment by Airtight & noise check limited (reference 1446-4141, dated 13th December 2024) including the specifications given within the report for glazing, ventilators and trickle vents.
Reason: To protect the amenity of the residents of the new dwelling

- 15 The development shall be carried out in accordance with the pre-cautionary working method statement for reptiles, amphibians, hedgehogs, invertebrates and nesting birds set out within Table 7 of the Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment by Arbtech (May 2023).
Reason: To protect ecology.
- 16 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.
Reason: To protect the amenities of the occupiers of nearby dwellings.
- 17 No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process.
Reason: To protect the amenities of the occupiers of nearby properties.
- 18 In the event that previously unidentified contamination is found when carrying out the approved development it must be immediately reported to the Environmental Health Unit. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved in writing by the Local Planning Authority. Where a remediation scheme is required, the development shall not be brought into use until a completion certificate for the remediation work has been submitted to and approved in writing by the Local Planning Authority.
Reason: To minimise the risk from land contamination for the safety of the property's occupiers.
- 19 Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (December 2023), 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.
- 20 Note to Applicant:
 - In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>
 - New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is available at Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals (theilp.org.uk). Light spill must be avoided onto potential bat roost features on the existing buildings.

Report:

This application has been referred to Committee by Councillor Kinloch, Councillor Garton & Councillor Kyrle.

Site Characteristics and Character of the Locality

1. The application site comprises the southern end of the garden of 25 High Street, forming a roughly square shaped plot of around 1140m². The site is landscaped with small trees and shrubs, many of which are positioned along the site boundaries and enclose the garden from the surrounding properties. There is an existing garage in the north-western corner (next to 29 High Street) and a long driveway running along the western side of the site connecting the garage and parking area to the existing access off the High Street. The site is level.
2. The site lies within Botley Conservation Area and is close to many Grade II Listed Buildings, including 21 & 23 High Street to the East and 27 High Street (Portland House) to the immediate West. Most notably the site is located within the garden of 25 High Street, which is also a Grade II Listed Building. The existing house is an 18 century, two and a half storey property that has been modestly extended at a single storey level to the side and rear.
3. The site is also within the heart of Botley Village Centre, which contains a mixture of commercial and residential uses. Within this area there are a range of different size buildings siting within a variety of plots. Most of the buildings front directly onto the High Street, although there are nearby examples of back land developments, including the small industrial area to the immediate East.

Description of Application

4. The application is for the construction of 1no. detached two storey dwelling, with a density of 8.77 dwellings per hectare. The dwelling is a large, four bed, family house measuring approximately 16.5m(wide) by 10.7m(deep) by 8m(high). The house is of a traditional design with two gable ends, central pitched roof front and rear dormers, and two chimneys.
5. The dwelling will use the existing property's access off the High Street, which leads to a new double garage and a shared parking/ turning area. The house is orientated East to West with its garden on its western side and new boundary walls separating it from the existing property. The existing house will retain a smaller garden directly behind the property and its existing detached double garage.
6. The application is supported by:
 - Design and Access Statement
 - Heritage Statement
 - Preliminary Ecological Appraisal
 - Arboricultural Impact Assessment and Tree Survey
 - Noise Impact Assessment

- Nutrient Assessment
 - Drainage Statement
7. All documents, plans, neighbour representations and consultation responses can be viewed at [Planning Application: F/23/96022 \(eastleigh.gov.uk\)](http://eastleigh.gov.uk/PlanningApplication/F/23/96022)

8. Relevant Planning History

- L/30643 – Listed building application for repairs to garage, construction of car turning area and internal alterations – Granted (Nov 1988)
- C/07/61284 - Construction of single storey side extension and gates, following demolition of existing garage – Permitted (Nov 2007)
- L/07/61283 - Listed Building Consent: Construction of single storey side extension and gates, following demolition of existing garage and alterations to front ground floor windows, replacement of rear outbuilding window, repairs to existing doors and insertion of 3no. Roof lights to kitchen roof and internal alterations to include repositioning of internal doors, stairs and ceilings – Granted (Nov 2007)
- L/23/96047 - Listed building consent for the construction of 1no. two storey detached dwelling and garage within rear garden – Currently under consideration alongside this planning application.

9. Representations Received

10. One comment letter was received from the residents of Portland House (No.29 High Street), who raised the following points:
- The development would detract from the character of Botley House.
 - The new dwelling would be visible from their first floor windows and would request that the scheme includes additional tree planting and reinstatement of the original height of the boundary wall along the Western boundary.
 - The house would increase traffic accessing the property from the main road and consideration should be given to improving the access for the safety of drivers and pedestrians.

11. Consultation Responses

12. **Built Heritage Consultant** – No objection

13. **Tree Officer** – No objection, subject to conditions

14. **Ecology Officer** – No objection, subject to conditions

15. **Transport Officer (HCC)**– No objection

16. **Environmental Health** – No objection, subject to condition

17. **Parish Council** – Objection

18. The Parish Council considers that the plans are too large for the site and were an overdevelopment of a Grade II listed site. The Grade II listing includes the garden space and given the size of the original property on site, this would have an adverse effect on the architectural/heritage and importance of the site. Concerns were also raised about additional cars accessing an extremely narrow lane from a main road and that the site crossed the pedestrian right of way on to a busy main road.

Policy Context and Designations Applicable to Site

- Within Built-up Area Boundary
- Within Botley Conservation Area
- Within Grounds of a Grade II Listed Building
- Adjacent to Grade II Listed Buildings (21, 23 & 29 High Street)
- Within Local Centre
- Within Air Quality Monitoring Area
- Within HRA Screening Area
- Within Solent Mitigation and Disturbance Area

Development Plan

Eastleigh Borough Local Plan 2016-2036

Strategic policies:

- S1 (Delivering Sustainable Development);
- S2 (Approach to New Development);
- S3 (Location of New Housing);
- S8 (Historic Environment);

Development Management policies:

- DM1 (General Criteria for New Development);
- DM2 (Environmentally Sustainable Development);
- DM3 (Adaption to Climate Change);
- DM6 (Sustainable Surface Water & Watercourse Management);
- DM8 (Pollution);
- DM10 (Water and Waste Water);
- DM11 (Nature Conservation);
- DM12 (Heritage Assets);
- DM13 (General Development Criteria - Transport);
- DM14 (Parking);
- DM23 (Residential Development in Urban Areas);

- DM29 (Dwellings with Higher Access Standards);
- DM30 (Internal Space Standards for New Residential Development);

Hampshire Minerals and Waste Plan

19. No relevant policies

Supplementary Planning Documents

- Trees and Development (April 2022);
- Quality Places (November 2011);
- Residential Parking Standards (January 2009);
- Biodiversity (December 2009);
- Botley Conservation Area (July 2005);

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.

21. 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.

22. Paragraph 11 of the NPPF relates to the presumption in favour of sustainable development, with sub-paragraph c) ii) relating to the decision-taking process, noting that development which accords with an up-to-date development plan should be approved without delay.

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. The Development Plan comprises the Policies of 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.
25. For designated heritage assets, The Planning (Listed Buildings & Conservation Areas) Act 1990 stipulates:
26. *“In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”* Section 71(1).
27. *“In considering whether to grant planning permission for development which affects a Listed Building or its setting, the Local Planning Authority ... shall have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.* Section 66(1)

Principle

28. The site is within the urban edge, whereby the general principle of residential development is acceptable, subject to the details of scheme meeting the relevant planning policies.
29. The site is within a sustainable location in the heart of Botley village centre where there is a range of goods, services and transport links available. Within such locations, Policy DM23 encourages higher density developments, unless site constraints or local character justify otherwise. In this case, significant weight should be given to the impact of the development on the site's historical setting.

Design and Heritage Assets

30. Policy DM1 requires new development to take full and proper account of the context of the site including the character, appearance and land uses of the locality, and be compatible in terms of mass, scale, layout, density, design and siting.
31. The site is also part of a heritage asset, being within the Botley Conservation Area and the grounds of 25 High Street and adjacent to 21 &

23 High Street to the East and Portland House 27 High Street to the West, which are all Grade II Listed Buildings.

32. Policy DM12 stipulates that development of a heritage asset, or within its setting, will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be accorded to this criterion.
33. 25 High Street is situated in the original core of the Botley Conservation Area and its Grade II listing was designated in one of the earliest tranches of listing, so may be considered to have more importance than those of later listing.
34. The existing Grade II listed building is a sizable house standing proud in the High Street with an extensive garden stretching well back. The building's listing does not make direct reference to the large plot in which it stands, although the garden does form part of the building's setting. On this side of the High Street only Portland House to the west has a comparably large plot, with most of the nearby residential properties having much smaller gardens (including the Grade II listed building at 21 & 23 High Street).
35. The proposal will divide the existing garden, leaving the narrower northern part directly behind the house for the existing property (approximately 450m²) and creating a new dwelling in the wider square section at the rear. It is considered that dividing up the site will make better use of this village centre plot without unreasonably compromising the setting of the listed building, which will retain a reasonable size landscaped garden commensurate to its size. As the Grade II listed building is within an urban village centre environment, with an unusually large garden, the re-allocation of the southern portion will have only minimal impact upon its setting.
36. The proposal is for a large two storey family house, which is in proportion to its plot and comfortably fits within the range of different sizes properties along Botley High Street. The proposed house has been attractively designed with a low eaves, central pitched roof dormers and chimneys, which are bookended between two gables ends. The traditional detailing, which is carried through into the garage, gives the building a bespoke feel that responds to its historic setting and a condition has been applied to ensure the materials are of high quality.
37. The proposed house and garage will sit at the far end of the plot, where they are surrounded by other properties. Apart from small glimpses of the dwelling from the High Street when the access gates are open, there would be no clear views of the proposal from the public realm.

38. In conclusion, while it is acknowledged that dividing the plot and constructing the new dwelling will inevitably change the setting of the listed building, the extent of the impact is not considered to materially detract from the special character and qualities of the listed building. The design, scale and siting of the proposed dwelling is considered appropriate to its historical setting and the relatively enclosed nature of the site means that the proposal would preserve the character and appearance of Botley Conservation Area.
39. No objection has been raised by the Council's Built Heritage Consultant and the proposal is considered to meet the requirements of The Planning (Listed Buildings & Conservation Areas) Act and Policies DM1 & DM12 of the Local Plan.

Access and Car Parking

40. Policy DM13 of the Eastleigh Borough Local Plan (2016-2036) requires that all new development must have a safe and convenient access to the highway network, with Policy DM14 requiring an appropriate level of car parking be provided in accordance with the Council's adopted standards.
41. In this case, both the existing and proposed dwellings have four or more bedrooms and therefore each is required to have access to three off road car parking spaces, as set out within the Council's Residential Parking Standards SPD. The required car parking spaces are provided within the existing double garage for the current property and a new double garage for the proposed house, with space in front of the garages for additional parking. The garages are located at the end of the existing driveway that runs along the western side of the site.
42. Vehicular access for the proposed property will be via the existing drop kerb vehicle crossover off Botley Road, which serves the current house. This arrangement is considered acceptable given the low level of vehicle flows anticipated with the additional dwelling and the slow vehicular speed need to enter/ exist the site. No objection has been raised by the Transport Officer.
43. The proposal also has an on-site turning area at the end of the driveway to enable forward gear access and egress and additional space has been provided just inside the site entrance to allow for two cars to pass.
44. In conclusion, the parking and access arrangements are considered acceptable, and the proposal should not result in an adverse impact upon the highway network. In this regard, the proposal meets the requirements of Policies DM13 & DM14 of the Local Plan.

Residential Amenity

45. 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. Additional residential amenity guidance is provided within the Council's Quality Places SPD.
46. To the North of the site lies the existing house, which is attached to a row of mostly residential properties. To the immediate West is the large dwelling and grounds of Portland House (29 High Street). To the South and East is a small industrial estate, which includes an MOT centre and parking area directly adjacent the site.
47. The proposed two storey house will be sited towards the end of the garden of 25 High Street. The new house has only one north facing first floor window which serves an ensuite looking towards the host property and this serves an ensuite. There is also a separation distance of 38m between the host property and proposed dwelling, which well exceeds the Council's 22m standard.
48. The new dwelling has its main windows on the west (front) and east (rear elevation). The western windows overlook their own, 22m deep garden, with more distant views from the first floor windows over the middle section of no.29 garden. The proposed dwelling is approximately 30m away from the rear elevation of the house at no.29 and as their main windows face south there will be no direct overlooking between the two properties.
49. There are no dwellings immediately adjoining the east or west of the application site.
50. To conclude, the proposed dwelling is not considered to have an unacceptable impact on the residential amenity of neighbouring dwellings (by way of a loss of light, outlook or overlooking). In this regard the proposal meets Policy DM1 of the Local Plan and guidance within Quality Places SPD.

Living Accommodation

51. In terms of the amenity of the new residents, the proposal is for a generous sized two storey dwelling that easily meets the Nationally Described Space Standards' (NDSS) (March 2015) as required by Policy DM30. Furthermore, the resulting garden for both the new dwelling and existing house is well over 60% of the dwelling's floor space as required by Quality Places SPD.
52. New residential development can also be impacted by existing nearby uses. Policy DM8 of the Eastleigh Borough Local Plan (2016-2036) states that development will not be permitted where it causes a loss of

amenity or is likely to be affected by unacceptable environmental impacts (such as noise pollution). In this case the dwelling will be directly next to a small industrial site, which includes an MOT centre and parking area behind the shared boundary.

53. In response, a noise impact assessment has been submitted, which recognises that there will be instances when vehicular noise sources will be audible from the application (such as door closing, car horns, engine revving etc) and a certain level of noise disturbance during the day is to be expected in a busy village centre environment. However, the noise assessment indicates that these noise sources could be adequately mitigated through boundary treatment and glazing specification so that the dwelling's future residents can enjoy a reasonable standard of living. The noise assessment has been reviewed by the Council's Environmental Health Officer and no objection raised subject to conditions.

Trees

54. Policy DM1 of the Eastleigh Borough Local Plan requires development not to result in the loss or damage of important trees. Further guidance on this issue is provided within the Council's Trees and Development SPD.
55. There are a number of trees and large shrubs within the existing garden, of which some in the centre and along the eastern boundary will need to be removed to make way for the new house. However, the trees are ornamental varieties, which due to their modest size and location provide little public amenity value.
56. No objection has been raised by the Tree Officer providing conditions are imposed to ensure that the retained trees are protected during the build out process and an appropriate replacement tree planting plan is in place for the development.

Ecology

57. Policy DM11 states that development will not be permitted if it is likely to have an adverse effect on priority habitats, protected or priority species. The proposal will not have a direct impact upon a designated nature conservation site.
58. A preliminary ecological appraisal has been submitted, which provided evidence of hedgehogs using the garden and potential for nesting birds and invertebrates on the site. There is also evidence of bats in the vicinity (with the existing garage being recorded as having a low bat roost potential). The nature of the proposal is not considered to impact

upon protected species or their habitats and no objection has been raised by the Council's Ecology Officer.

59. Policy DM11 also stipulates that the Borough Council will 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. The preliminary ecological appraisal recommends a number of biodiversity enhancements, including hedgehog holes in close boarded fences to allow free passage of small animals and the provision of bird and bat boxes. It is considered that a biodiversity net gain can be delivered on the site.

Ground Contamination

60. The site has not been previously developed and it is considered that the presence of made ground is limited. There are no other concerns within the surrounding areas apart from a garage and building yard located approximately at 30m and 60m to the east, respectively. As such it is unlikely that the site would be affected by ground contamination and no objection has been raised by the Council's Environmental Health Officer.

Sustainable Drainage

61. Policies DM3 and DM6 of the Eastleigh Borough Local Plan (2016-2036) stipulate that new development must provide sustainable drainage systems (SuDs) wherever feasible. For small sites of less than 0.5 hectares one form of filtration is required, such as permeable paving.
62. The proposal is for surface water from the driveway to discharge through porous pavement into storage tank. Roof water is proposed to be filtered before also being discharged into the storage tank. Due to the impermeability of the soils and the lack of a nearby watercourse, the storage tank would be discharged through a flow control device into a combined sewer. The proposed drainage system meets the policy requirements.

Other material considerations

Impact on the Special Protection Area

Nutrient Neutrality:

63. Natural England has advised that the increase in wastewater from new housing developments within the Borough is having a detrimental effect on the quality of water entering the Solent catchment area through nitrification. As such, all development for additional housing is required to reach nutrient neutrality (ensuring that development does not add to existing nutrient burdens), in order to meet the requirements of the

Conservation of Habitats and Species Regulations 2017 (as amended). The proposed development would use the Peel Common wastewater treatment works, which discharges into the Solent and is required to achieve nutrient neutrality for nitrates.

64. A nutrient budget calculation has determined that the development would generate an increased nitrogen load of 0.8 kg/TN/year. To mitigate the increase in nutrients, the applicant intends to purchase nitrate credits through the Council's Mitigation Scheme, which takes land out of agricultural use and creates recreational spaces, thereby reducing the nutrient output of the land. This mitigation would be secured by condition.

Recreational impacts on the Solent Special Protection Area

65. The site lies within 5.6km of the Solent Special Protection Areas and Ramsar sites. In accordance with advice from Natural England, a net increase in housing development within the 5.6km catchment is likely to result in impacts to the integrity of these sites through an increase in recreational pressure / disturbance. In order to mitigate this impact, the applicant has agreed to contribute towards the Solent Recreation Mitigation Strategy (Bird Aware). The required mitigation is dependent on the size of the proposed dwellings and in this case is calculated at £980 for 1no. four bedroomed dwelling.
66. This mitigation would be secured by upfront payment should permission be granted.

Recreational impacts on the New Forest Solent Special Protection Area

67. The site lies within the 13.8km catchment area for the New Forest Special Protection Area (SPA). Natural England has advised that developments within this catchment area are likely to result in additional visitors to the protected sites. In order to mitigate this impact, the applicant proposes to pay a contribution in accordance with the Council's New Forest Mitigation Strategy. The Council's Strategy takes a combined approach aimed partly at diverting visitors away from the New Forest through the provision of new Suitable Alternative Natural Greenspaces (SANG) within the Borough of Eastleigh, and partly towards the funding of a Ranger within the New Forest National Park. The required mitigation amount is £2,220 per dwelling, and this would be secured via an upfront payment should permission be granted.

Habitats Regulations Assessment (HRA)

68. A HRA Appropriate Assessment has been undertaken by the Local Planning Authority as competent authority, to assess the potential impacts of the development on protected areas and explain the mitigation measures to be put in place to mitigate the impacts as set out above. Natural England have raised an objection to the habitat regulations assessment as they have some on-going concerns regarding the level of

SANG provision set out in the Council's Strategy. However, the Council considers its strategy to be robust to ensure no adverse impacts on the New Forest SPA.

Climate Impact and Sustainability

69. In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, 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.
70. 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.
71. The NPPF, Policies S1, DM2 and DM3 of the 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. While the proposal does not provide specific sustainable measures, a condition will be imposed to ensure that water consumption for the new dwelling is no more than 110L per person/ per day in line with Policy DM2 of the Local plan.
72. Furthermore, the site is within a sustainable village centre location close to a range of shops and services and easy access to public transport. There is also space within the detached garages to provide cycle storage for both the existing and proposed dwellings and so reducing the need for car journeys.
73. When considering the impact of climate change, the proposed development is not expected to be directly impacted by the potential effects of climate change and is expected to have a negligible impact on the climate as a result of the development or its use.

Equalities Implications:

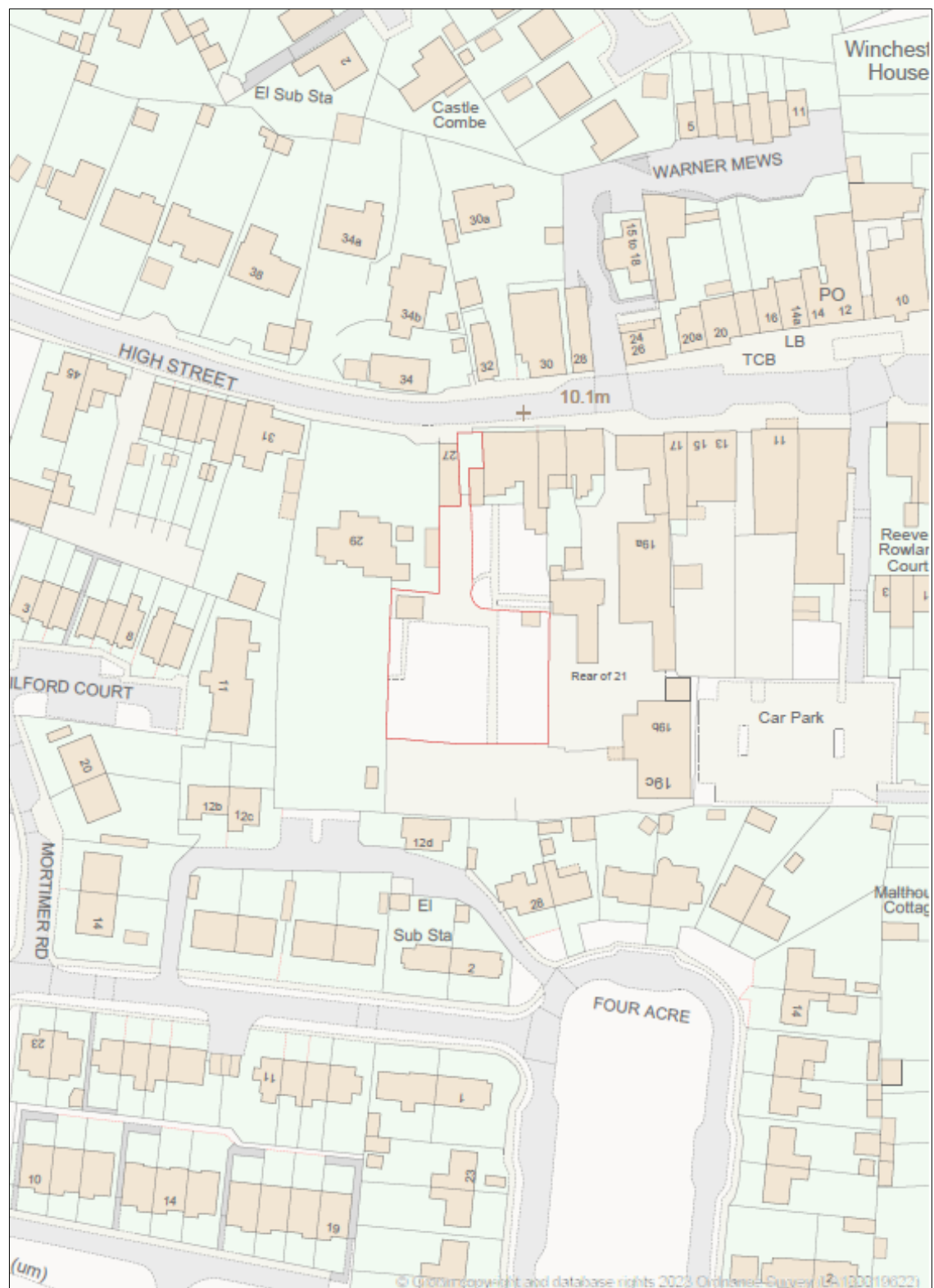
74. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-
- a. A public authority must, in the exercise of its functions, have due regard to the need to:

- 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.

75. 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

76. The principle of the new dwelling within a sustainable village centre location is acceptable and the details of the scheme comply with the local plan policies and national planning guidance. Therefore, the proposed dwelling is recommended for permission, subject to conditions and securing upfront payments for the recreational impact upon the New Forest and Solent Complex.



HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

Monday 5 February 2024

FINANCIAL REPORT

Report of the Local Area Manager

Recommendations

It is recommended that the Committee:

- (1) approves the allocation of £4,014 from the committee's revenue budget for ten Hedge End, West End and Botley (HEWEB) community grants applicants, as recommended by the HEWEB subgroup grants panel, as shown in Appendix 1;**
- (2) approves the allocation of £1,820 from the reserves for the replacement and installation of four bins at Portelet Place and the sport pitches in Boorley park;**
- (3) approves the allocation of £3,966 from reserves for Food & Environmental Ltd for six sessions of clearing the Pennywort from Cheltenham Gardens Pond from spring 2024;**
- (4) approves the allocation of £10,325 from developer contributions for the Bursledon Common (Peewit Hill) Habitat management project;**
- (5) notes the spend of £2,000 for a leisure facility feasibility report from reserves;**
- (6) approve the HEWEB Local Area Action Plan 2024/25 shown in Appendix 2 for adoption and publication and;**
- (7) notes the achievements in the local area supported by the Local Area Committee (LAC), highlighted in Appendix 3.**

Summary

This report contains recommendations for expenditure from the Committee's budget and identifies funding for provision to meet local need and to enhance the local area. The Local Area Committee's support is sought to enable their implementation.

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.

S.106 Town and Country Planning Act 1990

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.

Community Grants

2. The Hedge End, West End and Botley Local Area Committee community grants applications opened in September 2023 and closed on the 31 October 2023. Fifteen applications were received and reviewed by the Committee's Grants Panel on the 6 November 2023. The Panel's recommendations are set out in the table shown as Appendix 1.
3. The Grant Panel recommends that the Committee awards a combined sum of £4,014 to The Dart Centre, Telegraph Woods Nature Recovery Group, Saint James School Association, Botley in Bloom, Friends of Botley School, Eastleigh and Romsey MENCAP, and the Friends of West End Copse from the revenue budget.
4. If approved, all applicants will be notified of the decision, and the successful applicants will be asked to complete monitoring and evaluation forms, with an aim to report back to the Committee on the positive impact the funding has had on the community group at the June 2024 meeting.

Replacement Bins at Portelet Place and new bins at Wallace Avenue

5. Two post mounted bins on Portelet Place, Hedge End have been reported as needing replacing as they constantly overflowing.
6. It is recommended that the two bins on Portelet Place are replaced with two floor mounted Broxap Derby 120L dual waste bins.
7. It was identified by grounds staff and Botley Parish Council staff, that dog waste was being left in hedge rows on the east side of the Boorley Park sports pitches, at Wallace Avenue.
8. It was recommended that two floor mounted Broxap Derby 120L dual waste bins be placed to grass verge line of the pitches.
9. It is recommended that £1,820 is allocated from the revenue budget to install the four bins.

Clearing of Pennywort at Cheltenham Gardens Pond for 2024

10. In 2023 Food and Environment Ltd were contracted by HEWEB with advice by the EBC ecology team, to remove floating Pennywort from the pond at Cheltenham Gardens. Food and environment limited made a total of six visits to the pond and removed eight large tubs of pennywort on their first visit.
11. It is recommended by the Council's ecology team that the Committee commissions Food and Environment Ltd for further 6 visits in 2024 to eradicate the presence of Pennywort with a long-term view to then put in a maintenance plan from 2025/26. This allows for use of the boat and chemical control if required, it also covers having the EA agreement in place for any chemical control. This includes all other labour, travel, insurance, and associated expenses.
12. It is recommended that the Committee approves the allocation of £3,966 from reserves for Food & Environmental Ltd for six sessions of clearing the Pennywort from Cheltenham Gardens Pond from spring 2024.

Bursledon Common Habitat Management Programme

13. Bursledon Common (also known as Peewit Hill) is an area of land that is on a lease to EBC to use as a reptile reception site for the Foreman Homes development on St Johns Road. In June 2019, a developer contribution of £25,986 was approved by HEWEB LAC to maintain restoration so it remained suitable for reptiles. In addition, and as part of the Section 106 agreement, there was an additional contribution of £10,325 from Foreman Homes to enable the Council to carry out habitat restoration work on the site. A maintenance plan for the site is in place, however the £10,325 developer contribution was never allocated to the site.
14. It is recommended that the Committee approves the funds for reptile reception site on Bursledon Common from the following developer contributions.

F/17/80651	Land west of Waylands Place and north of Peewit Hill Close, Hedge End, SO31 1DJ Received: 01/03/2021	£10,325
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Feasibility study for potential leisure facility

15. The Committee is asked to note the spend of £2,000 from reserves to conduct a feasibility study on a potential community leisure facility in Hedge End.

Local Area Action Plan

16. The Local Area Action Plan (LAAP) is used to determine budgets and staff resources as part of the Council's annual business planning cycle. It also highlights the key local partnerships within the local area as well as outlining the roles of the Committee and Local Area Manager.

17. Local Councillors and Parish Clerks have contributed and been consulted on this updated plan, and it is now recommended that the HEWEB Local Area Action Plan 2024/25 is approved for adoption and publication as shown in Appendix 1.

Financial Implications

18. All expenditure within this report can be funded from existing approved revenue budgets, project budgets, developer contributions and reserves.

Risk Assessment

19. The recommendations made by the Grants Panel do not hold significant risks. All grant applications are subject to the completion of a detailed application and supporting documents, including the submission of financial details. A monitoring form will also be sent out to all successful recipients to ensure the funds have been spent in line with the approved grant within 12 months of the award.
20. There is a high expectation that floating Pennywort will return to the Cheltenham Gardens Pond unless it is regularly treated and sprayed. If the area is not treated it can affect the inflow areas of the pond and will occur high cost if left untreated for a period of time.

Equality and Diversity Implications

21. The report complies with our policy to ensure that the voluntary and community sectors are treated fairly and equitably. The Council has had due regard to the aims of the Equality Act.

Climate Change and Environmental Implications

22. None of the proposals within this report will lead to significant increases in Greenhouse Gas/CO₂, or damage ecology or the environment.

Conclusion

23. The recommendations contained in this report are now submitted for Councillors' final approval and are to be funded from the Local Area Committee's revenue budget and revenue reserves.

ROSS MCCLEAN
LOCAL AREA MANAGER

Date:	5 February 2024
Contact Officer:	Ross McClean
Tel No:	02380 683369
e-mail:	ross.mcclean@eastleigh.gov.uk
Appendices Attached:	3

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.

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Appendix 1 – Grant Applications and Panel Recommendations

Applicant	Amount Applied For	Proposed Amount	Details of Grant	Panel Comments	Outstanding Information
The Dart Centre	£480	£480	£25 per month contribution towards Artist/Tutor fees - £300 £15 per month contribution towards Materials/Resources - £180	Support the application	None
The Dart Centre	£250	£250	£250 - 50% contribution towards the film licenses for the year	Support the application	None
The Dart Centre	£422	N/A	Towards paying for an apprentice - 40 hours per week at £5.28 per hour x 2 weeks = £422.40	Reject the application as the proposals as clear vision of what is going to go back into the community & appears to only benefit 1 person	None
Telegraph Woods Nature Recovery Group	£400	£400	Towards the purchase of hand tools and PPE for volunteer groups to reduce overgrown areas and clean up the pathways through the woods.	Support the application	None
Churches Together HEWEB	£200	N/A	To provide 2 afternoons where the hire of a local hall for 3 hours per afternoon will be covered by the full grant	Reject the application as the proposals are not for a one-off event	None
The Dart Centre	£500	N/A	£500 CCTV equipment and installation by Wildern IT Department	Reject the application as the proposals are not for a one-off event	None
The Dart Centre	£449	£449	The funding will be used to contribute towards a variety of resources and materials to include: Paint Palettes x 30 = £20 Paint Brushes x 100 = £40	Support the application	None

Appendix 1 – Grant Applications and Panel Recommendations

			2 x Mixed Media Brush pack (60 items) - £28 Water Pots x 36 = £28 6 x 600ml (x3) of mixed paint = £46.90		
The Dart Centre	£435	£435	Towards resources for Printmaking Techniques	Support the application	None
Saint James School Association	£500	£500	Towards the purchase of outdoor play and learning equipment for our circa 90 early years children in year R, specifically sand and water play equipment. This will allow us to introduce new scientific, mathematical, and technological concepts	Support the application	None
Botley Community Land Trust	£450	N/A	New CLT website £600 CLT Logo design £200 Year hosting of website/CLT email: £29 CLT registration fees £445	Reject the application as currently do not have the land so application not valid at this time	None
Botley In Bloom	£200	£200	Hire of Hall for Presentation Evening - £250.00 Ceramic Plaques - £250.00 Engraving of perpetual shields - £100-£150.00 Printing and stationery for entry forms and certificates etc. -£50.00	Support the application	None
Performing Arts Company	£500	N/A	Towards the request for this grant is to support in clothing and materials	Reject the application as the proposal has no real extra benefit shown for the community	None
Friends of Botley School	£500	£500	Towards attractive garden area, with sensory plants, fruit trees in pots, a safe water feature and a range of stimulating/interactive items, like wind chimes. Work has started on the windchimes, trees and some of the planting through donations	Support Application	None

Appendix 1 – Grant Applications and Panel Recommendations

Eastleigh Borough and Romsey MENCAP	£500	£500	Towards the cost of employing a coordinator to run and organise this group for the Gardening Club. The Gardening Club meets on Saturdays between March and October at the allotments in the West End and once a month during winter at the Hilddene Centre. This club provides an educative and fun framework within which members can learn about horticulture and the benefits of fresh food. Most importantly, it also provides an opportunity for the members to relax and socialise	Support application	None
Friends of West End Copse	£300	£300	Towards the cost of the repair/replacement of about 20 steps. If replaced with a composite product they should last up to 20 years and cost £24 per step. (NB. wood is approx. £15 per step)	Support the application	None
Totals:	£6086	£4014			

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Cllr Cynthia Garton - Local Area Chair

cynthia.garton@eastleigh.gov.uk

Hedge End, West End & Botley (HEWEB)

Local Area Action Plan Priorities 2024/25



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

- ▶ Conduct a review of youth provision across HEWEB and support Botley Parish Council in the implementation of a youth programme at Boorley Park
- ▶ Implement eight street planters on the three high streets in HEWEB
- ▶ Deliver on the Public art Vision for HEWEB
- ▶ Support the public art project on Hatch Farm
- ▶ Work in Partnership with key agencies such as the police, public health and the Utilita Bowl
- ▶ Look at the possible expansion of Hedge End Unwrapped
- ▶ Ichen Valley Country Park - complete delivery of Masterplan project by June 2024
- ▶ Review the feasibility of enhancing leisure provision at Wildern school
- ▶ Conduct a feasibility study for Telegraph Woods to enhance the bio-diversity, improve path and waterways and explore the possibility of a dedicated cycle area
- ▶ Establish a long term plan for the site, 'New Place' to benefit the community
- ▶ Collaborate with key partners to reduce speeding along local roads
- ▶ Ensure available developer contributions are allocated in 2024/25
- ▶ To support future housing projects and engage with local communities to maximise community benefit
- ▶ Ensure the asset transfer of Boorley Park allotments, the sport pitches and the pavilion to Botley Parish Council is completed

Council Services - Local Variations

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

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
- ▶ Utilita Bowl
- ▶ HEWEB Youth Partnership
- ▶ Integrated Care Boards and primary care providers



Ross McClean - Local Area Manager

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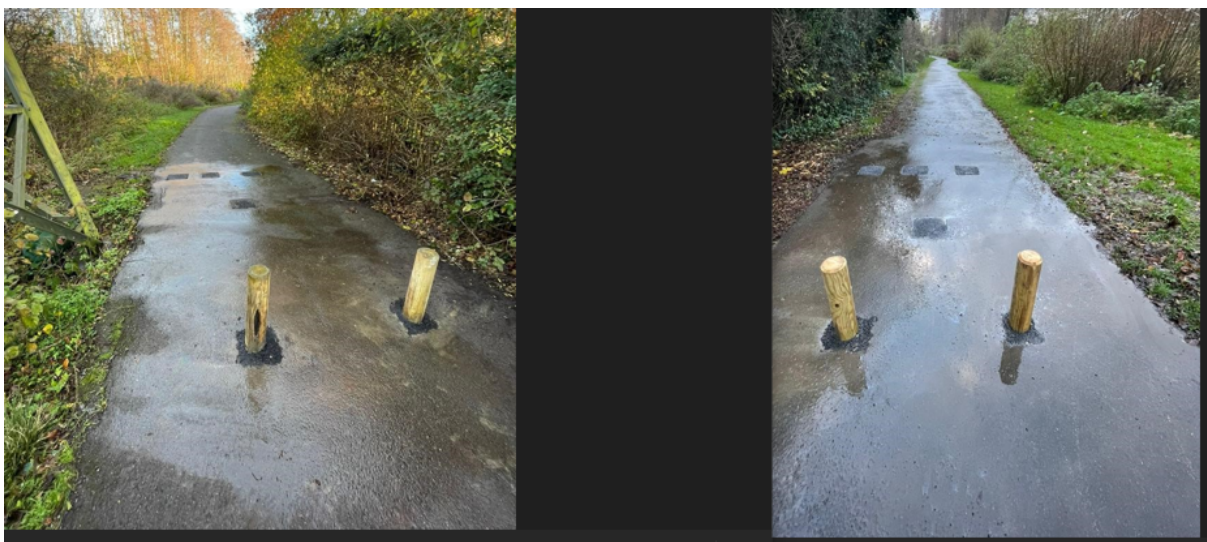
Good News Items – HEWEB

Community Grants 2023



Botley in Bloom were awarded £200 of grant monies from HEWEB Community Grant fund in the previous round. The photo is from last year's Presentation Evening for Botley in Bloom. The group have stated "that without the very kind grant we would not be able to continue arranging this competition each year. We have no other regular funding only some sponsors who help us if they can and we do have a raffle on the Presentation Evening. We are very grateful for your support as we feel that it brings the community together and enhances the look of Botley".

Maunsell Way



Works were successfully completed 27 November 2023 for repairs to posts at both ends of the footpath between Maunsell Way and Marlborough Gardens in Hedge End.

Cudworth Mead



30 November 2023 saw the successful completion of works to replace the fence at Cudworth Mead. New fencing was installed by K&M as well as the clearing and disposing of the fly tipped materials from behind the fence which was preventing the installation.

Stag Drive:



Early November 2023 saw the repairs to the footbridge at Stag Drive completed. Sixteen new spindles were installed by contractors to ensure the repairs were robust and secure.

Introduction of a New Youth Grant Scheme for 2024:



Hedge End, West End and Botley (HEWEB) Youth Grant application form

HEWEB Local Area Committee have provided funding provisions for a new youth grants scheme which launched in December 2023. Grants of up to £500 can be awarded to local groups to deliver a community-based project for young people in the area of HEWEB.

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