

Hampshire County Council

Botley Fields – Biodiversity Enhancement Zone

Planning, Design and Access Statement

Reference: 251898-ARP-XX-XX-RP-PL-0001

Final | 21 March 2024



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Ove Arup & Partners Limited
63 St Thomas Street
Bristol
BS1 6JZ
United Kingdom
arup.com

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1. Executive Summary

This Planning Design and Access Statement (PDAS) has been produced by Arup on behalf of Hampshire County Council to support the first reserved matters application (PP-12887350) for the delivery of the biodiversity enhancement zone phase of development at land north and east of Winchester Street, Botley, herein referred to as 'Botley Fields' pursuant to outline planning permission ref: O/18/83698.

The proposed development will provide ecological and landscape design interventions comprising the creation of scrapes, and supporting swale system, new tree and shrub planting, diversified species rich seed sowing, provision of points of access for maintenance only and new post and wire fencing. The proposed development would enhance and reinforce the existing landscape setting which would retain existing trees and hedgerows.

When considered together, the wider benefits of the proposed scheme include:

- Provision of an enhanced area for biodiversity some 1.1 hectares in size;
- Habitat creation including native tree and scrub planting, native wildflower grassland, scrapes and swales and log piles to optimise the site for biodiversity;
- A haven for nature since the site will not be accessible to the public;
- Contribution to overall green infrastructure and net-gain for biodiversity for the Botley Fields development and wider Uplands Farm Development established at the outline stage;
- Connecting to and merging with the existing wildlife corridors of the railway and the River Hamble;
- Enhancements to the landscape setting and interface with the Botley Bypass including its associated landscaping;
- Delivery of the first reserved matters phase of the Botley Fields development.

This PDAS concludes that the proposed development accords fully with the relevant outline parameter plan approved under the outline planning permission reference: O/18/83698.

2. Introduction

2.1 Overview

This Planning Design and Access Statement (PDAS) has been produced by Ove Arup and Partners Ltd. (Arup) on behalf of Hampshire County Council ('The County Council') the Applicant, to support the first reserved matters application (RMA) (PP-12887350) for the delivery of the biodiversity enhancement zone phase of development in relation to Botley Fields (formerly known as 'Land to the north and east of Winchester Street, Botley, Eastleigh').

This RMA is made to Eastleigh Borough Council (EBC) as Local Planning Authority (LPA) pursuant to outline planning permission reference: O/18/83698 which granted consent for:

'Outline: Erection of up to 375 no. dwellings, public open space, allotments, drainage, landscaping, other supporting infrastructure and mitigation measures associated with the development. 2 no. new accesses onto Winchester Street, associated on-site roads, footpaths/cycleways and setting of a Public Right of Way (route number 3). Detailed matters for consideration access (all other matters reserved - scale, appearance, landscaping and layout).'

Pursuant to this outline consent, reserved matters approval is sought for the following:

'Reserved matters approval is sought for scale, appearance, landscaping and layout pursuant to outline planning permission ref: O/18/83698 for the delivery of the biodiversity enhancement phase of development at Botley Fields, Eastleigh.'

For the avoidance of doubt, this application seeks consent for details relating to scale, appearance, landscaping and layout associated with the proposed biodiversity enhancement zone only. Details of access have been approved as part of the outline planning consent (ref: O/18/83698). Details of access to this phase, for maintenance are outlined later in this document. This PDAS supports the first RMA submission for the Botley Fields development in line with Condition 2 of the outline planning permission.

This RMA is submitted in conjunction with a parallel discharge of conditions application (PP-12887539) which seeks to partially discharge details relating to the following conditions for the biodiversity enhancement zone only:

- Condition 4 (Heritage Statement);
- Condition 7 (Arboriculture);
- Condition 16 (Site Investigation);
- Condition 27 (Detailed Landscaping)

The full list of application documents submitted in support of the RMA, is set out within the Cover Letter enclosed with this submission. A separate application to discharge Condition 15 (Archaeology Written Scheme of Investigation) has also been submitted (PP-12835541) to support this RMA and the wider Botley Fields outline planning permission (ref: O/18/83698).

For completeness and subject to the determination of this RMA, the following conditions listed below are proposed to be deferred until such time as the prospective contractor is appointed to deliver the biodiversity enhancement zone:

- Condition 9 (Construction Method Statement);
- Condition 11 (Noise and Vibration); and
- Condition 12 (Dust Assessment).

2.2 Structure of this Statement

This PDAS is structured as follows:

- Section 3: sets out a description of the site and its context.
- Section 4: presents a statement of the relevant background planning context for this application.
- Section 5: describes the proposed development in detail.
- Section 6: sets out the relevant planning policy context for determining the application.
- Section 7: provides a planning assessment of how the proposed biodiversity enhancement zone is compliant with the outline planning permission and other relevant planning matters.
- Section 8: provides a conclusion.

3. The Site and Surroundings

The application site comprises a largely rectangular parcel of open agricultural grazing land of approximately 1.1 hectares. The application site is located within the northernmost extent of the wider Botley Fields site as shown in Figure 3-1 below, which outlines the site location in red and the extent of the Applicant's land ownership in blue.

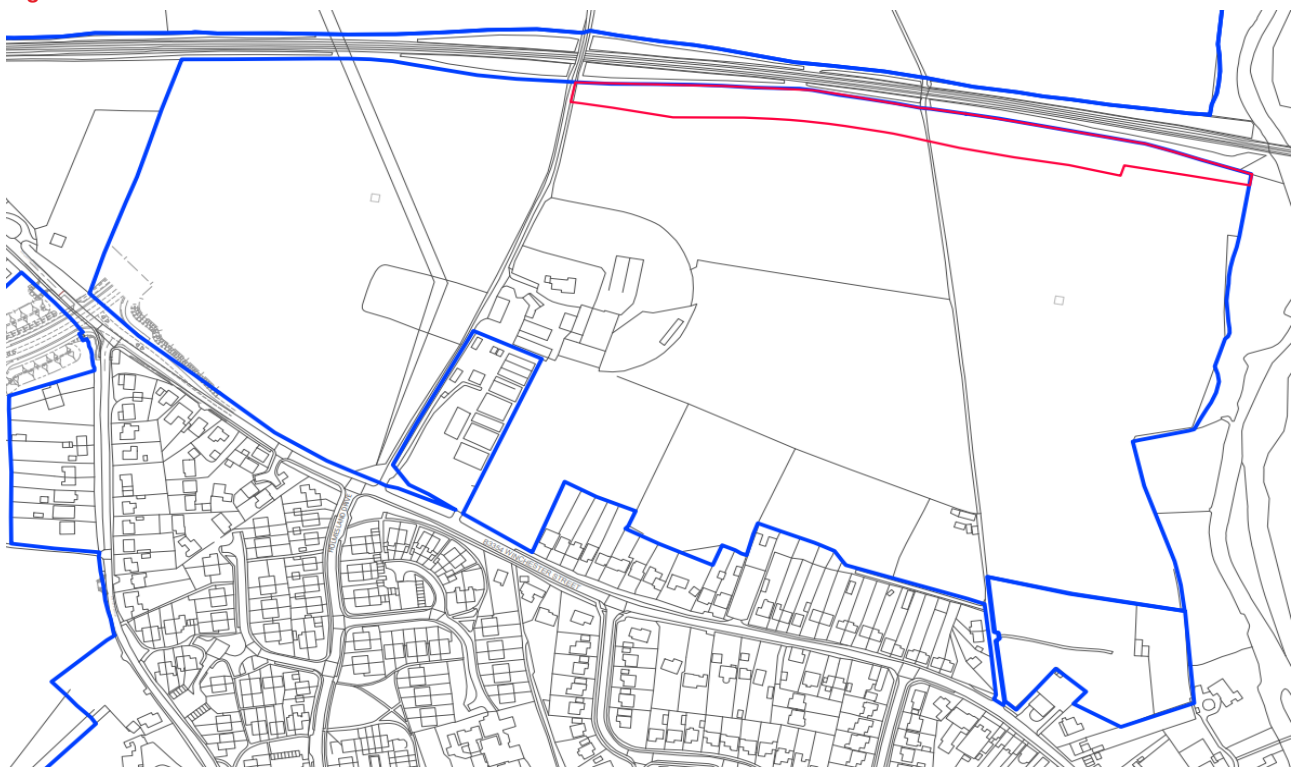
The site is bounded to the north by the Fareham to Eastleigh railway line and a strip of dense scrub and trees which lie along the embankment within the rail boundary. Beyond the railway line to the north lies agricultural land. To the south is Uplands Farm which contains a cluster of listed farm buildings, four modern farm buildings and associated agricultural fields. The main farm access track is located beyond the western boundary which provides a connection onto the B3354 / Winchester Street. To the eastern boundary runs the River Hamble, beyond which is an industrial estate and Botley Railway Station. The area immediately to the south of the application site, is identified as part of the Botley Bypass proposals, which sit outside of the scope of this application.

The wider Botley Fields site equates to approximately 21.5 hectares and is located to the northeast of Botley - bound by residential properties on Winchester Street and the village of Botley to the south. Access to the site is currently achieved via an existing private access track from Winchester Street to the Uplands Farmstead and Newhouse Farm and a private road off Winchester Street to the south known locally as Bull Close where it also connects into the Botley allotments and onwards to Public Right of Way (PRoW) (026 3/1) which dissects the site. In addition, there are existing internal field gates from PRoW (026 3/1) before the railway underpass.

The application site is wholly located within the Botley Parish and is easily accessible from the centre of Botley which has a number of community services and facilities. The site is also within walking distance of a number of bus stops and the Botley Rail Station. The application site is traversed by a number of utilities including a 132kV overhead power line that cross from east to west and a 33kV overhead power line that crosses from north to south.

The topography of the site is relatively flat north to south with an overall fall of 17m that occurs between the west high point of the site to the low east end. This fall is not an even gradient, levelling to a plateau around the split of existing field parcels, dissected by the PRoW, before falling again close to the riverbank level.

Figure 3-1: Extract of Site Location Plan



4. Background to the Application

4.1 Pre-Application Engagement

Arup, on behalf of the Applicant has engaged extensively with the LPA since outline planning permission was granted in 2022. In addition, a pre-application meeting was held with officers from EBC on 25 January 2024 to discuss the scope of this RMA and discharge of conditions applications.

Officer feedback from EBC was receptive to the principle of development and encouraged the incorporation of SuDS drainage and blue / green infrastructure features. The Case Officer in particular welcomed clarity in the RMA submission to demonstrate the distinction between the Botley Bypass proposals whilst also explaining the potential to create ecological connectivity with the Botley Bypass and later phases of the Botley Fields development.

Informal engagement with the HCC Botley Bypass team was also held on 11 March 2024 and comments and feedback from this meeting have informed the proposals that follow in line with EBC Officer recommendations.

4.2 Outline Planning Permission

In July 2018, an outline planning application was submitted to EBC (ref: O/18/83698) for the development of land to the east and north of Winchester Street, Botley for residential development comprising:

'Outline: Erection of up to 375 no. dwellings, public open space, allotments, drainage, landscaping, other supporting infrastructure and mitigation measures associated with the development. 2 no. new accesses onto Winchester Street, associated on-site roads, footpaths/cycleways and setting of a Public Right of Way (route number 3). Detailed matters for consideration access (all other matters reserved - scale, appearance, landscaping and layout).

This application is subject to an Environmental Impact Assessment and is a departure from the development plan, affects the setting of a Listed Building and affects a Right of Way.'

Planning permission was subsequently granted by EBC in March 2022, subject to planning conditions and a Section 106 Agreement. The outline planning permission was accompanied by an Environmental Impact Assessment (EIA) which considered a number of broad parameters for future development. These were fixed via approved parameter plans with details relating to access agreed in full. The parameter plans consented as part of the outline planning permission under Condition 2 included the following:

- Site Layout Plan (251898_PL_020, Rev: 2)
- Location Plan (251898_PL_010, Rev: 7)
- Proposed Access Junction Layout with Visibility Splays (251898_CH_06, Rev: 02)
- Land Use (251898_PL_011, Rev: 4)
- Building Heights (251898_PL_012, Rev: 4)
- Hydrology (251898_PL_013, Rev 5)
- Access and Movement (251898_PL_014, Rev: 4)
- **Landscape and Ecology (251898_PL_015, Rev 8)**
- Densities (251898_PL_016, Rev: 3)

Matters relating to scale, appearance, landscaping and layout (i.e., all other reserved matters) were reserved for consideration at a later date. This application represents the submission of the first RMA in line with Condition 2 of the outline planning permission (ref: O/18/83698) for the delivery of the biodiversity enhancement zone as identified on the Landscape and Ecology parameter plan (251898_PL_015, Rev 8).

4.3 Application Rationale

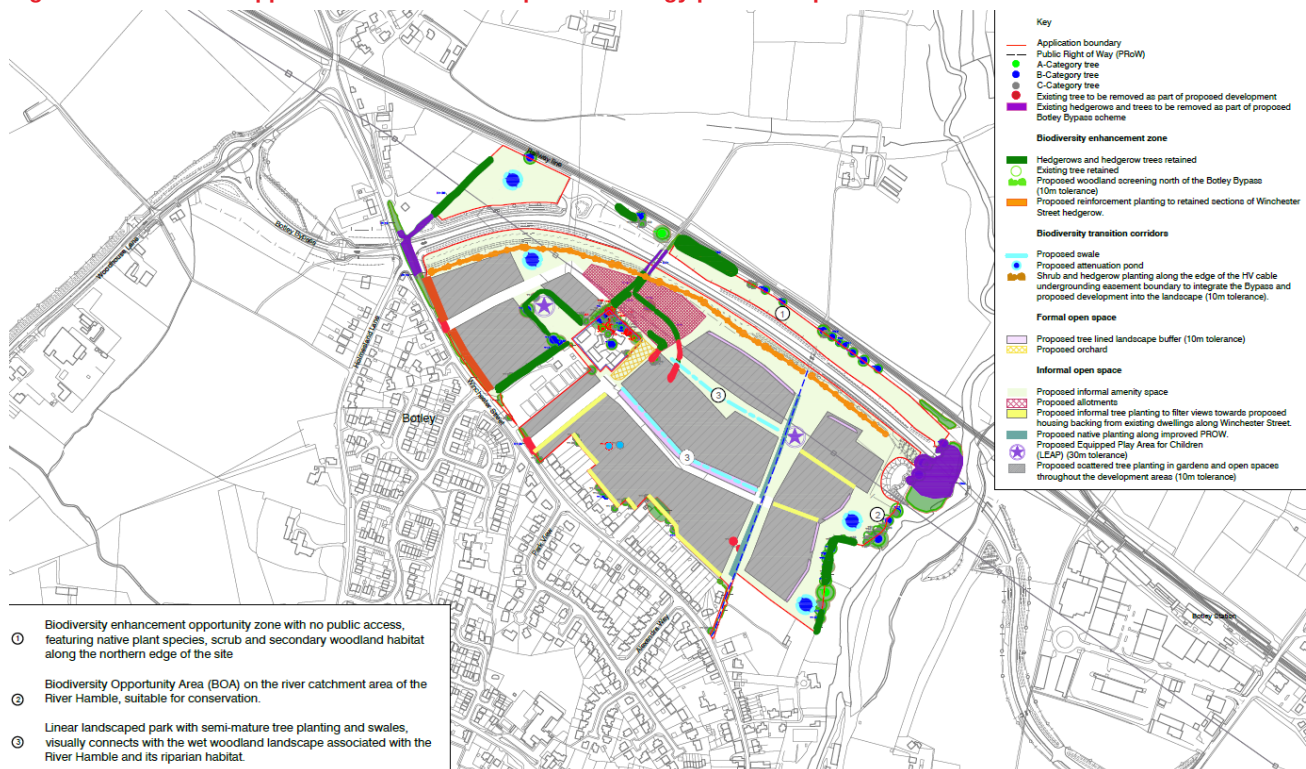
The Uplands Farm Development EIA process led to the inclusion of a number of ‘*embedded ecological design measures*’ in the outline application with the aim of retaining and enhancing the general biodiversity of the site (Section 5.1.1 Ecological Design in Volume 3, page 31¹). One of the key points references in the Uplands ES under habitat creation is the inclusion of a ‘*Semi-natural area featuring native plant species and wildflowers between the railway line and the bypass*’. This semi-natural area is the subject of this biodiversity enhancement opportunity zone (the ‘application site’). It is identified as a distinct phase of development in target note on the approved outline Landscape and Ecology (251898_PL_015, Rev: 8) parameter plan, as shown in Figure 4-1 below.

The biodiversity enhancement zone submitted for approval as part of this RMA, is also identified within Plan 4 Phasing Plan of the accompanying Section 106 agreement, dated 24 March 2022 where it is identified as the ‘Ecological Mitigation Land Phase’. However, there are no obligations within the S106 Agreement that affect this phase of development.

The proposed development of the biodiversity enhancement zone will contribute to overall biodiversity net gain benefits for the wider Botley Fields site and the combined Uplands Farm Development, as set out in the approved Environmental Statement and Biodiversity Calculations Report (Appendix C2 of Environmental Statement Volume 3) of the outline planning application process. The application site was identified through the EIA process as an area of limited ecological value, where the enhancement and retention of this area through altered management and/or habitat diversification provides the opportunity to significantly contribute to enhancing the biodiversity interest of the area. This phase of development is therefore important to enhancing the natural environment and green infrastructure benefits for the wider Botley Fields development.

In addition, this RMA addresses the requirements of Condition 2 in relation to the submission of a reserved matters application within two years of the date of approval and provides details for the consideration of matters relating to scale, appearance, landscaping and layout associated with the proposed biodiversity enhancement zone. The proposed development demonstrates general accordance with the approved outline parameter plans.

Figure 4-1: Extract of approved outline Landscape and Ecology parameter plan



¹ Arup (2018) Uplands Farm Estate Environmental Statement Volume 1-3 – Land north and east of Winchester Street, Botley (July 2018).

4.4 The Botley Bypass

In July 2017, Hampshire County Council submitted a full Regulation 3 planning application (ref: CS/17/81226) for the construction of a Bypass providing a connection from Station Hill (A334/A3051 junction) to Woodhouse Lane together with associated improvements/enabling on land at Woodhouse Lane and to the North and East of Botley Village, Eastleigh. The County Council as the determining authority granted approval for the development on 15 November 2017.

The Bypass has been planned to be delivered through three main phases of development as outlined below. Construction of the first two phases commenced in January 2021 and were completed in late summer 2023.

- Phase 1: The first phase of the Botley Bypass works were delivered in conjunction with the access works for the Woodhouse Lane development.
- Phase 2: Woodhouse Lane South - The second phase provided a continuation of the Phase 1 improvements along the southern section of Woodhouse Lane near Hillier Garden Centre towards the Maypole Roundabout.
- Phase 3: Botley Bypass Eastern Section – A separate phase of works linking to the Phase 1 works at its junction with Winchester Street and across to the A334, east of Botley village. These works will include a new bridge over the River Hamble, a new roundabout junction with the A334 and a new access for Newhouse Farm.

Phase 3 of the development is closely linked to this RMA given it will be situated immediately south of the application site. However, the implementation of the Botley Bypass falls under its own planning permission and therefore sits outside of the scope of this RMA and the delivery of the wider Botley Fields residential development.

4.5 Biodiversity Context

The following paragraphs provide a summary of the biodiversity baseline most relevant to the application site from the Uplands Farm Development ES¹ and Botley Bypass reporting^{2,3}. The application site was also subject to a walkover survey in January 2024 to verify the current baseline with regards to habitats and biodiversity.

4.5.1 Habitats

At the time of the walkover in January 2024 the application site comprised the northern section of a large sheep-grazed improved grassland field. The application site is bounded to the north by a continuous length of dense scrub with scattered trees which forms the embankment of the railway line. This provides an existing corridor for wildlife east-west. To the east of the site lies the River Hamble which runs north-south. The west of the site is bordered by the hedgerows which lie either side of the farm access track. This baseline has remained unchanged since the surveys which informed the Uplands Farm Development ES.

The area of the River Hamble corridor between the river bank and the application site is designated as the Botley Mill Woodland Site of Importance for Nature Conservation (SINC). The site is designated for its wet woodland habitat which is a Habitat of Priority Importance (HoPI)⁴. The woodland comprises mainly common alder *Alnus glutinosa* with a small number of hawthorn *Crataegus monogyna*, goat willow *Salix caprea* and crack willow *Salix fragilis* trees⁵.

The railway embankment comprises dense bramble *Rubus fruticosus* scrub with scattered trees - mainly English oak *Quercus robur* with fewer specimens of elder *Sambucus nigra* and ash *Fraxinus excelsior*. At the western end of the embankment is a group of semi-mature silver birch *Betula pendula* and sycamore *Acer*

² Hampshire County Council Ecology Team (HCCET) (2023) Botley Bypass Phase 3 Ecological Appraisal of advanced vegetation clearance Version 2 March 2023.

³ ADAS (2022) Botley Bypass, Hampshire Bat Report.

⁴ Included on Section 41 of the NERC Act.

⁵ Treework Environmental Practice (2018) *Arboricultural Statement - Land North and East of Winchester Street, Botley*.

pseudoplatanus. At the eastern end of the embankment nearest the River Hamble is a group of semi-mature trees - mainly ash with fewer numbers of wild cherry *Prunus avium*.

The proposed Botley Bypass will form the southern boundary of the application site. Much of the wet woodland which lies to the east of the site will need to be removed to accommodate a new bridge over the River Hamble as part of the bypass scheme.

4.5.2 Protected and Notable Species

Bat activity surveys carried out to inform the Uplands Farm Development ES and Botley Bypass ES identified an assemblage of at least 10 bat species/species groups using the area: common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, Daubenton's *Myotis daubentonii*, whiskered/Brandt's *Myotis mystacinus/brandtii*, *Myotis* sp., brown long-eared *Plecotus auritus*, noctule *Nyctalus noctule* and serotine *Eptesicus serotinus* were recorded across the wider area, as well as Leisler's *Nyctalus leisleri* and barbastelle *Barbastella barbastellus* which were also recorded along the River Hamble corridor^{Error! Bookmark not defined.,3}. The habitats within the River Hamble corridor were assessed as being of County importance for bat species, whereas the improved grassland and hedgerow dominated habitats within Uplands Farm were assessed as District/Local/Parish importance³.

Surveys for reptiles identified a low population of slow worm *Anguis fragilis* along the edge of the railway embankment, within the application site. Grass snake *Natrix helvetica* was also found to be present along the River Hamble corridor^{1,2}.

Breeding bird surveys identified a number of common bird species associated with the improved grassland fields of which the application site is comprised. These included foraging corvid species; carrion crow *Corvus corone*, rook *Corvus frugilegus*, jackdaw *Corvus monedula* and magpie *Pica pica* as well as a roving flock of c.30 starlings *Sturnus vulgaris*^{Error! Bookmark not defined.}. The dense railway embankment scrub to the north of the application site supported at least one whitethroat *Curruca communis* territory, as well as at least one chiffchaff *Phylloscopus collybita* territory^{Error! Bookmark not defined.}.

The application site was found to be used infrequently by foraging badger *Meles meles* which were found to use the rail embankment as a corridor for movement east-west. The detailed findings of badger surveys to inform the Uplands Farm Development ES and Botley Bypass ES remain confidential. Suitable habitat for hedgehog *Erinaceus europaeus*, a Species of Principle Importance (SoPI), is present although there were no local records of this species.

The River Hamble corridor is confirmed otter *Lutra lutra* territory however no active holts or resting places were confirmed during the surveys which informed the Uplands Farm Development ES or Botley Bypass ES. Water voles *Arvicola amphibius* were found to be absent from the area. Nest tube surveys for dormouse *Muscardinus avellanarius* found no evidence and it is assumed this species is absent^{Error! Bookmark not defined.}. Amphibian surveys to inform the Uplands Farm Development ES concluded great crested newt (GCN) *Triturus cristatus* is likely absent from ponds in the surrounding area although the common smooth newt *Lissotriton vulgaris* and palmate newt *Lissotriton helveticus* were present.

5. Description of Proposed Development

The proposed biodiversity enhancement zone comprises the provision of a series of landscaping and biodiversity design interventions as shown on (251898-ARP-XX-XX-DR-L-0001 & 0002).

The proposed development comprises the following key elements:

- New native species tree planting;
- Scrape creation;
- Swale system supporting scrapes;
- Native scrub planting;
- Diverse native species wildflower planting;
- Creation of log and brash piles;
- New native hedgerow either side of the PRow which wraps along the southern boundary with the Bypass;
- Points of access for future maintenance; and
- New post and wire fencing in combination with thorny hedging to control public access .

5.1 Design Concept

The proposed design concept (Figure 5-1) has primarily been developed from the parameters set out as part of the outline planning permission. These identified that this RMA phase would function as a biodiversity enhancement area without public access, featuring native plant species with areas of scrub and secondary woodland habitat. The design concept has also been guided by the biodiversity context as outlined in Section 4.5 above, as well as the landscape and ecology parameter plans for the wider Botley Fields, detailed specification for the Uplands Channel and a site walkover.

The application site's position alongside the railway corridor and abutting the area of wet woodland on the banks of the River Hamble to the east means the site will bolster and enhance these existing corridors for wildlife and provide a buffer between the railway and the proposed bypass to the south.

The site is constrained by the existing railway line to the north and proposals for the Botley bypass to the south. The resulting liminal form leans to the concept of a wildlife corridor linking the River Hamble and associated SINC as part of the Botley Mill Woodland, to wider green infrastructure connections west of the site.

Given the proximity to the River Hamble as a significant blue infrastructure route, the concept includes elements of blue infrastructure as part of the corridor creation to, reflect the requirements of the typical species type living and moving along the river.

The placement of scrapes responds to the existing topography of the site with, an overall fall of 17m between the west high point of the site to the low east end. This fall is not an even gradient. It levels to a plateau around the split of existing field parcels, dissected by the PRow, before falling again close to the riverbank level. Scrapes are placed in level ground, or areas with minimal gradients to ensure minimal earthworks and an even, shallow gradient for a broad edge condition.

The rate of run off into the Hamble will be reduced from the baseline with the enhanced vegetation proposed and incorporation of the swales and scrapes. The existing site does not contain any hard surfaces and none are proposed as part of the design.

Tree planting has been primarily proposed along the northern edge of the site to merge with and reinforce existing tree planting, visually masking the existing railway embankment, and avoiding the easement of the existing Portsmouth Water utility pipe which runs the length of the site. Tree planting is also used along with

shrub proposals to help partially shade scrapes and create cover and shelter for species. Other planting types included look to enhance and diversify the biodiversity across the site with better provision of food sources, shelter and interest to a wide range of species.

Figure 5-1: Initial Concept Design



5.2 Maintenance Access

Details relating to access have already been approved as part of the outline planning permission (ref: O/18/83698) via two new points of primary vehicular access to the overall site from Winchester Street. In line with these details, new access points for maintenance only are proposed as part of this phase of development.

The Botley Bypass permission creates points of future maintenance access via a field gate to the biodiversity enhancement zone from the re-aligned Uplands Farm track on the west side and balancing pond on the eastern side. As part of the Bypass permission, the existing hedgerow lining the track will be removed in order to facilitate the Bypass works. These same points of maintenance access would also be provided via internal field gates in the event this phase of the Botley Fields development were to come forwards in advance of the implementation of Phase 3 of the Botley Bypass. The existing private field access gates adjacent to the PRow south of the pedestrian underpass below the railway are proposed to be removed to limit public access to the biodiversity enhancement zone, in line with the approved Landscape and Ecology outline parameters. Native thorny species of hedgerow detailed in section 5.5.5 are proposed to line either side of the PRow to provide habitat and act as a barrier to ingress from the public into the biodiversity enhancement area.

5.3 Scale and Layout

As shown on the accompanying drawings, this phase of development would be located within the northernmost extent of the wider Botley Fields site, south of the railway line and north of the proposed Phase 3 Botley Bypass proposals.

The design interventions would be distributed across the application site to account for site constraints as identified in section 5.1 above. Much of the existing green infrastructure is proposed to be retained along the northern boundary as well as the addition and introduction of new trees.

The scale and layout of the proposed biodiversity enhancement zone aligns with the relevant approved parameter plans as outlined in section 4.2 above.

5.4 Appearance

Following completion of the works, the biodiversity enhancement zone would mature into a markedly improved asset for the surrounding landscape character and ecology. Naturalistic planting would merge seamlessly into the existing trees and hedgerow adjacent to the site, providing greater variety from the site's baseline in species and canopy types. New tree planting would partially create a visual masking effect on views from the south of the site towards the railway embankment. This would be most notable in the east of the site where the embankment is most prominent. The scrape and swale systems would create semi-permanent water bodies, introducing plug planting and encouraging new vegetation types with assorted colours and small-scale topographical changes. Species rich wildflower seed mixes would uplift the grazed pasture grassland with diversified heights in the sward and colour interest.

5.5 Biodiversity and Landscaping Enhancements

5.5.1 Native Trees

Working with the parameters set out in the outline planning permission the proposed trees would be native to the UK and sourced from a suitable provenance area to be optimally suited to the growing conditions on the site. The species proposed have been chosen to work well alongside the existing trees in the surroundings as identified in the Arboricultural Statement for the outline planning submission.

Tree species would be split into two typologies; some for growth in free draining conditions and others which thrive in waterlogged soils. This responds to both the current ground conditions as well as to the proposals to create a series of scrapes and swales across the site. Tree planting is proposed to be used primarily on the north edge of the site to bolster the link between the existing Botley Mill Woodland SINC to the east and the trees and scrub along the railway to reinforce this existing wildlife corridor. The tree species proposed at the eastern end of the site where the levels are at their lowest and the ground is wettest have been chosen to merge with the adjacent wet woodland SINC (between the site and the River Hamble) and include common alder (*Alnus glutinosa*), goat willow (*Salix caprea*), wild cherry (*Prunus avium*) and field maple (*Acer campestre*), amongst others.

Tree planting is proposed as a mix of standards and whips to mature into a varied canopy with a naturalistic appearance.

5.5.2 Native Scrub Planting

Native species scrub mix including hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), and hazel (*Corylus avellana*). Planted as whips or transplants, scrub is proposed in clusters to create areas of shelter and food provision for small mammals and birds. This scrub will also create further variety in landscape forms and canopy height and will complement the wider mixed native landscape scheme and the wet woodland area along the Hamble to the east.

5.5.3 Native Species-Rich Wildflower and Grassland Planting

The site is currently dominated by pasture improved grassland. The proposals include new species rich wildflower seed mixes to improve diversity suitable to the soil conditions for both the general and wetland areas.

The seed mixes will include a number of night-scented flowering plants which attract invertebrates during the night thereby enhancing the foraging resource for bats, such as: bladder campion *Silene vulgaris*, red campion *Silene dioica*, night catch-fly *Silene noctiflora*, corn chamomile *Anthemis arvensis*, cornflower *Centaurea cyanus*, cowslip *Primula veris*, evening primrose *Oenothera biennis*, field poppy *Papaver rhoeas*, fleabane *Erigeron annuus*, foxglove *Digitalis purpurea*, great mullein *Verbascum thapsus*, corn marigold *Glebionis segetum*, soapwort *Saponaria officinalis*, vipers bugloss *Echium vulgare* and yarrow *Achillea millefolium*.

The seed mixes will also include flowering species to attract bee pollinators including: bluebell *Hyacinthoides non-scripta*, foxglove, comfrey *Symphytum officinale*, clover species *Trifolium* sp., greater knapweed *Centaurea scabiosa*, stinking hellebore *Helleborus foetidus*, honeysuckle *Lonicera periclymenum* and wood anemone *Anemone nemorosa*.

The wildflower management will be undertaken in accordance with the accompanying Landscape and Ecology Management Plan (LEMP) of this RMA and separate discharge of Condition 27 in line with BPG NOTE 15 Best Practice Guidance for Land Regeneration (2014)⁶.

5.5.4 Scrapes and Swales

There are no existing or proposed areas of hard landscape on the site allowing the total area to be permeable. A series of shallow scrapes are proposed through the biodiversity enhancement zone to create wet habitats which would help increase biodiversity across the site. These shallow depressions would increase diversity in grassland and wildflower species supporting more aquatic species and in turn attracting a greater diversity of invertebrates to the site as well as supporting amphibians and increasing prey diversity for birds, reptiles and bats.

A system of swales running east to west are also proposed to help gather and direct any surface water towards the scrapes and extend the provision for wet habitat dependant wildlife as a corridor complex. The interconnected scrape and swale system together with proposed landscape planting would help to capture and slow the existing green field run off rates through natural process of interception and water retention. The proposals would therefore not have an adverse effect flooding in the River Hamble, on the Bypass area to the south or on the PRow (026 3/1) that cuts across the site.

5.5.5 Native Species Hedgerow

Native species hedgerow will line either side of the PRow through the application site. The hedgerow will be made up of native thorny species including hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), holly (*Ilex aquifolium*), dog rose (*Rosa canina*), etc and provide habitat and act as a barrier to ingress from the public into the biodiversity enhancement zone.

5.5.6 Deadwood /Log Pile Habitat

As part of future management of vegetation across the site, the creation of log piles is encouraged as further habitat creation providing food and shelter to invertebrates and a hunting ground for amphibians, reptiles, birds and small mammals. The breakdown of the deadwood feeds fungi, lichen and moss and contributes nutrients to the soil systems on site.

5.5.7 Grass cutting Piles

The arisings from the annual wildflower grassland cutting will be piled in one or two suitable locations, away from the main access route to provide habitat for breeding grass snake, slow worms as well as invertebrates.

5.5.8 Invasive Non-Native Species (INNS)

A stand of Himalayan balsam *Impatiens glandulifera* is present on the eastern boundary of the Botley Fields' site adjacent to the River Hamble. The creation of the scrapes and swales on the application site risks this INNS taking hold and persisting if it were to colonise naturally through the movement of fauna.

If /when it does colonise, appropriate measures for the treatment and control of this INNS will need to be implemented. Appropriate handling, treatment and disposal procedures will need to be implemented in relation to this and any other species listed on Schedule 9, Part I or Part II of S.62 of the Wildlife and Countryside Act 1981, as amended, The Invasive Alien Species (Enforcement and Permitting) Order 2019 and any other legislation regarding INNS at the time. The management prescription to eradicate any INNS should follow advice in the Environment Agency publication: Managing invasive non-native plants, April 2010, or other current best practice guidance at the time.

5.5.9 Boundaries

To prevent access to the public to the biodiversity enhancement zone, a substantial thorny hedgerow and fenceline are proposed either side of the footpath leading to the railway underpass.

⁶ https://cdn.forestresearch.gov.uk/2022/02/bpg_15.pdf

New post and wire fencing is also proposed to delineate the southern boundary adjacent to the proposed Botley bypass subject to the final construction of Phase 3 of the bypass.

5.5.10 Biodiversity Mitigation

The habitat creation process will be undertaken in a way to minimise harm to adjacent habitats and protected or notable species. In the months prior to works commencing on site for this phase, pre-construction surveys for badger will be required to determine the presence of any new sets and the status of old sets within 50m of the application site. The findings of the surveys may affect the placement of the proposed scrapes and swales. Once the habitats are established, future habitat management works will be undertaken using precautionary methods of working and will be timed to avoid harm to protected and notable species. The details of this can be found in the accompanying LEMP.

5.6 Heritage

The application site for the biodiversity enhancement zone does not contain any heritage designations. The wider Botley Fields development site includes three listed buildings associated with Uplands Farm. These comprise the: Uplands Farmhouse (listing ref: 1111960), Uplands Farm building 30 yards north west of Farmhouse (listing ref: 1322710) and Uplands Farm barn 30 yards south west of Farmhouse (listing ref: 1111961).

The biodiversity enhancement zone from its southern boundary is located approximately 160 metres from the closest listed building. Whilst this is considered to provide an appropriate separation distance from the heritage assets to have a limited impact, the RMA could be considered to impact upon the setting of the listed buildings. A separate statement assessing the impact is provided in section 6.7 and supporting cover letter of the separate discharge of conditions application (PP-12887539).

The proposed design of the biodiversity enhancement zone phase has been strategically located along the northern boundary of the Botley Fields site to contribute to biodiversity net gain improvements, provide a linear corridor and separation between Botley Bypass development, and enhance the natural environment in this area through retention and reinforcement of existing habitat and new tree and scrub planting.

6. Accordance with Outline Planning Permission and Policy

As set out above, the application site benefits from outline planning permission (ref: O/18/83698).

Planning permission was granted for the site in March 2022. In granting this permission, the LPA confirmed that the principle of development is acceptable and also approved details of access via Winchester Street. This PDAS therefore focuses solely on the reserved matters subject to this application; namely those relating to scale, appearance, landscaping and layout for the proposed biodiversity enhancement zone phase.

In accordance with Condition 2 of the outline planning permission, this RMA is required to be in general accordance with the parameters set by the approved Parameter Plans for the site.

To demonstrate that the RMA is in general accordance with the approved Parameter Plans and ES for the site, an analysis is provided against relevant key headings below.

6.1 Compliance with Outline Planning Application

This RMA is in general accordance with Condition 2 and associated conditions attached to the outline planning permission (ref: O/18/83698) as follows:

- This application facilitates the delivery of the first RMA in implementing the outline planning permission in line with Condition 2;
- The biodiversity enhancement zone phase is identified as a distinct phase of development on the approved Landscape and Ecology (251898_PL_015, Rev 8) parameter plan and signed Section 106 agreement;
- This phase of development forms part of several other features and measures to deliver biodiversity enhancement and net-gain benefits at the site as set out within the Environmental Statement approved by the outline planning permission for the Botley Fields development;
- The design of the biodiversity enhancement zone phase is in general accordance with the principles agreed as part of the outline planning permission including a no public access zone, retention of trees and hedgerows along the northern boundary of the application site, native plant species, scrub and secondary woodland habitat plantation.

6.2 Environmental Impact Assessment

The outline planning permission constituted major development in line with Environmental Regulations. In response to an EIA scoping request to EBC (V/18/83064) in April 2018, the subsequent outline planning application was therefore accompanied by an Environmental Statement which considered the key environmental impacts of the proposed development.

As part of the preparation of this RMA the conclusions of this Environmental Statement have been reviewed and it is considered that the proposals would result in no new or materially different significant adverse effects when compared to the consented scheme.

6.3 Maintenance Access

No public access is proposed to the biodiversity enhancement zone in line with the approved Landscape and Ecology parameter plan. The Botley Bypass permission create points of future maintenance access via a field gate to the site from the re-aligned Uplands Farm track on the west side and balancing pond on the eastern side. For design and planning continuity, these same points of maintenance access would also be provided in the event this phase of the Botley Fields development were to proceed the implementation of Phase 3 of the Botley Bypass. The existing field gates adjacent to the pedestrian access railway underpass are also proposed to be removed in order to limit public access to the wider biodiversity enhancement zone in line with the approved Landscape and Ecology outline parameter plan.

6.4 Scale and Layout

The approved Landscape and Ecology (251898_PL_015, Rev 8) parameter plan, identifies the biodiversity enhancement zone phase of development to be located on a rectangular parcel of land south of the railway line and north of the Botley Bypass proposals, sitting along the northern boundary of the wider Botley Fields site. The proposed development in this RMA is located in the same location as identified on the approved outline parameter plan.

Accordingly, the RMA accords with the approved parameter for the phase related to layout.

Whilst the scale of the biodiversity enhancement zone is not specifically reflected in the approved parameter plans for the site, a number of the technical documents approved under the outline planning application including the Environmental Statement, Planning Statement and Design and Access Statement outlined that a biodiversity enhancement zone would be provided south of the railway and north of the Botley Bypass proposals. The purpose of this is to enhance the Botley Fields distinctive woodland habitat through the provision of native planting, scrub and secondary woodland habitat to create a biodiversity haven north of the Bypass where public access would be prohibited.

As outlined in Section 5 of this Statement, the proposals have incorporated no public access and also seek to deliver several design interventions in line with the outline principles for this phase, (as shown on the supporting plans). As such, it is considered that the proposed development is in general accordance with the outline planning permission with regards to scale.

6.5 Appearance

The Planning Statement submitted with the outline planning permission identified that a series of biodiversity features relating to this RMA have been designed to enhance and protect the existing biodiversity features and provide connectivity between these features and the wider landscape both within and adjoining the wider Botley Fields development site. The area in the northwestern most corner of the application site was also identified for the retention of trees and hedgerows, and the overall phase of development was identified for no public access.

Accordingly, the biodiversity enhancement zone has been designed to reflect the parameters set through the outline planning permission in terms of no public access and retention of trees and hedgerows and the provision of other key landscape features. Details relating to appearance have been provided in Section 5.3 above and are in general accordance with the outline planning permission.

6.6 Landscaping

The detailed design for the biodiversity enhancement zone develops the landscaping requirements identified through the Design and Access Statement and Planning Statement and approved parameter plans of the outline planning permission. Detailed plans as part of this RMA and to discharge Condition 27, propose a series of landscape and ecological design interventions as outlined in Section 5.

The detailed landscaping proposals would serve to both soften the appearance of the surrounding area in the context of the Botley Bypass proposals, provide a safe passage for woodland animals and encourage wildlife to use these corridors. The landscaping would also serve to soften the visual impact of other future phases of development including that for noise mitigation. As such, it is considered the landscape proposals subject to this RMA are in substantial accordance with the outline planning permission.

6.7 Heritage

As outlined in section 5.6, the biodiversity enhancement zone has the potential to impact upon the setting of nearby listed buildings as identified above.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 outlines how the relevant determining authority may have, *'special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'* This RMA does not include any proposals which would directly impact upon the listed buildings themselves (this includes no demolition). Nor does the RMA application site benefit from any features of value relating to its setting which are of any special architectural or historic interest.

This RMA would deliver an enhancement to the wider setting of the area through the provision of landscape and ecological design interventions which would impact positively upon the landscape, ecological and visual amenity and setting of the area in accordance with Section 66. It is therefore considered that this first RMA for the biodiversity enhancement zone phase of development is likely to have a minor positive impact upon the setting of the three Grade II listed buildings. This is also important given the role of this phase of development in integrating with the Botley Bypass proposals and other future phases of development associated with Botley Fields.

In summary, the above statement has taken account of the setting of the listed buildings in relation to the design of the biodiversity enhancement zone as part of the first reserved matters phase of the Botley Fields development. The Statement demonstrates that the biodiversity enhancement zone would not result in any adverse impact upon views and would not result in any significant harm upon the listed buildings or their setting. The RMA, therefore, optimises opportunities to preserve and enhance the setting of the listed buildings through the detailed landscape and ecological design measures in accordance with Condition 4 of the Botley Fields outline planning permission.

6.8 Local Planning Policy

Since the grant of the outline planning permission (ref: O/18/83698) in March 2022, a new Local Plan has been adopted by EBC. The planning arguments accepted with the outline planning permission remain valid, and no assessment against policy is required in line with Article 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The following section is included in the PDAS in response to pre-application feedback requested by EBC Officers to provide a review of the relevant new Local Plan policies. This demonstrates that this RMA remains aligned with the adopted Development Plan.

The adopted Development Plan comprises the following:

- Eastleigh Borough Local Plan 2016-2036 (adopted April 2022);
- Eastleigh Borough Local Plan Policies Maps – North and South (adopted April 2022);
- Hampshire Minerals and Waste Plan and Policies Map (adopted October 2013)

The wider Botley Fields site retains its strategic allocation for residential development in line with policies S3 (Location of new housing) and BO2 (Land north and east of Winchester Street, Botley). This RMA seeks to deliver the biodiversity enhancement zone and represents the submission of the first phase of development for the wider site. The delivery of this phase of development will facilitate the delivery of future phases of development including those for residential development and appropriate mitigation phases. This RMA is therefore in accordance with policies S3 and BO2.

Policy BO2 highlights the key details and aspects to be delivered for the wider Botley Fields site. Of relevance to this RMA, policy BO2 (k) seeks to ensure that, *‘there is a net gain in biodiversity,’* whilst BO2 (n) requires, *‘the provision of a good quality landscape setting for the development (including landscape treatment of the corridor adjacent to the railway line for the proposed bypass) and maintaining and reinforcing existing boundary hedgerows, tree belts and woodland.’*

This RMA seeks to provide landscaping and ecological design interventions as outlined in Section 5 of this Statement, which would contribute to a net gain in biodiversity for the Botley Fields site. Similarly, this RMA would deliver the proposals in the location identified in policy BO2 (n) (south of the railway line, north of the Bypass proposals) and has ensured that the design of this phase of development retains and reinforces key existing boundary hedgerows and tree belts, particularly within the northwestern corner and along the northern boundary of the site, as shown on the supporting plans. This RMA is therefore in direct accordance with policy BO2 and will ensure the delivery of a good quality landscape setting and landscape treatment corridor to mitigate the Bypass proposals.

Policy S9 (Green Infrastructure) outlines how new development will seek to achieve the provision, retention and / or enhancement of various forms of multi-functional green infrastructure. The proposed development is in accordance with the spirit of policy S9 (Green Infrastructure) given the overall nature of the development.

Specifically, the proposed development forms a small phase of the wider Botley Fields development located adjacent to the Botley Bypass and has been designed to integrate with the landscape proposals of the Bypass and wider Botley Fields development, in line with part (c) of policy S9. Furthermore, the proposed development would result in the creation of a wildlife corridor enhancing connections for local wildlife, linking the River Hamble and associated SINC as part of the Botley Mill Woodland to wider green and blue infrastructure connections to the east and west of the site in accordance with part (f) of policy S9. A system of swales running east to west are also proposed to help gather and direct surface water towards the scrapes and extend provision for wet habitat dependant wildlife as a corridor complex. As such, the proposed development is in accordance with policy S9.

The principle of green infrastructure and biodiversity net gain benefits were established at the outline planning stage. The proposed development will contribute to this in line with the outline planning permission in accordance with policy DM1 (General criteria for new development) (1a.i.). Similarly, the proposed development ensures the retention and enhancement around the existing PRoW which dissects the site in line with policy DM1 (f) which seeks to, '*protect and enhance public rights of way*'. A key concept of the design for this RMA seeks the retention of existing trees, hedgerows along the northern boundary of the site, with additional reinforcement in the form of new planting proposed. The proposed development is therefore in accordance with policy DM1 (d).

7. Conclusion

This PDAS supports the first RMA for the Botley Fields development in line with Condition 2 of the outline planning permission (ref: O/18/83698). It seeks reserved matters consent for details relating to layout, scale, appearance and landscaping for the delivery of the biodiversity enhancement zone, as identified on the approved Landscape and Ecology (251898_PL_015, Rev 8) outline parameter plan.

The proposed development provides a series of landscape and ecological design interventions including those related to tree and hedgerow protection and enhancement, wildlife habitat creation and corridor connectivity. Together, these measures contribute to a number of positive benefits to the Botley Fields development. This includes green infrastructure provision and net gain for biodiversity as established through the outline planning permission and accompanying Environmental Statement.

In summary, this RMA is in general accordance with the outline planning in relation to scale, layout, appearance and landscaping as outlined throughout this PDAS and it is considered to be consistent with the approved Landscape and Ecology (251898_PL_015, Rev 8) outline parameter plan.